

SAN ANTONIO PLANNING COMMISSION AGENDA



January 9, 2008



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Ivy R. Taylor

Dr. Sherry Chao-Hrenek

Stephanie James

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT
1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED
 AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON
REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS
 PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 12:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services)
- Briefing River North District Master Plan, a proposed amendment to the Downtown Neighborhood Plan (Planning and Community Development; Nina Nixon-Mendez)
- Briefing on the Tobin Hill Neighborhood Plan (Planning and Community Development; Michael Taylor)
- Briefing Floodplain requirements (Public Works, Robert Browning)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

Council Ferguson
District Index #

REPLATS W/ WRITTEN NOTIFICATION:

A. 070643 **Stillwater Ranch Unit 1A**

6 577 D-1

(East of the intersection of Culebra Road, and Stillwater Parkway)

REPLATS:

B. 070511 **Academy @ Military Crossing**

6 613 E-2

(At the southwest corner of Loop 410 and Northwest Crossing)

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:

- | | | | | |
|----|--------|---|---|---------|
| 6. | 070643 | Stillwater Ranch Unit 1A (East of the intersection of Culebra Road, and Stillwater Parkway) | 6 | 577 D-1 |
| 7. | 070511 | Academy @ Military Crossing (At the southwest corner of Loop 410 and Northwest Crossing) | 6 | 613 E-2 |

PLATS:

- | | | | | |
|-----|--------|--|-----|---------|
| 8. | 060247 | Heritage Oaks, Unit 5 (Southeast corner of Shane Road and Big Spring Lane) | 3 | 683 F-3 |
| 9. | 060734 | Alamo Ranch, Unit 44D, Phase 1A PUD (Extending Oak Monarch, north from Alamo Ranch Unit 44E) | OCL | 577 C-5 |
| 10. | 060735 | Alamo Ranch Unit 44D, Phase 1B PUD (Extending Oak Monarch, north from Alamo Ranch Unit 44D Phase 1A) | OCL | 577 C-5 |
| 11. | 070224 | Alamo Ranch, Unit 32 Enclave (The extension of Newton Trail from Alamo Ranch Unit 30, Enclave) | OCL | 577 D-5 |
| 12. | 070327 | Lindsay Ranch, Unit 1-A (Near the northeast corner of North Foster Road and FM 1346) | OCL | 619 D-4 |
| 13. | 070418 | Lindsay Ranch, Unit 1B (Northeast corner of North Foster Road and Lindsay Ranch) | OCL | 619 D-4 |
| 14. | 070616 | Sharp Care Animal Hospital (North of Potranco Road, west of North Ellison Drive) | 6 | 612 D-3 |

DEFERRALS:

- | | | | | |
|-----|--------|---|---|---------|
| 15. | 060466 | Cardiac Cath Lab (On the northwest side of Eckhert Road, northeast of Bandera Road) | 7 | 548 A-8 |
|-----|--------|---|---|---------|

16. 070319 Hi-Lo 8 548 D-7
(Near the northeast corner of Eckhert Road and Babcock Road)
-

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

17. 070532 San Joaquin (resolution to terminate deferral) 6 615 B-6
(West of South San Joaquin Street, north of Wallace)
18. FPV 08-001 Potranco Market (floodplain variance) 4 612 A-5
(325 West Loop 1604)
19. FPV 08-002 Potranco Market (flood plain variance) 4 612 A-5
(325 West Loop 1604)
20. FPV 08-003 Lockheed Parking Lot Addition (flood plain variance) OCL 648 F-6
(143 Billy Mitchell Boulevard # 6)
21. FPV 08-005 Mystic Plaza (flood plain variance) 7 547 D-6
(8797 East Bandera Road)
22. FPV 08-006 Mystic Plaza (flood plain variance) 7 547 D-6
(8797 East Bandera Road)
23. FPV 08-007 Cielo Vista (flood plain variance) 8 479 E-2
(9211 Lookout Mesa)

LAND TRANSACTIONS:

24. Public hearing and consideration of a resolution regarding the proposed disannexation of the Southside Initiative Study Areas 1 (with the exception of a 532.59-acre property known as Crosswinds at Southlake Special Improvement District), 4, 6, and 7 (the Southside Expansion Area). (Planning and Community Development Department, by Jesus Garza)

OTHER ITEMS:

25. Approval of the minutes for the December 12, 2007 and December 19, 2007 Planning Commission meeting
26. Director's report

27. Questions and discussion

28. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

29. ADJOURNMENT

**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH
WRITTEN NOTIFICATION AND SUBDIVISION PLAT**

AGENDA ITEM NO:5A & 6 January 9, 2008

| | | |
|---------------------------------|------------|---------------|
| <u>STILLWATER RANCH UNIT 1A</u> | MINOR PLAT | <u>070643</u> |
| SUBDIVISION NAME | | PLAT # |

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 577 D-1

OWNER: Imagine Built Homes LTD by Jim Bastomi

ENGINEER: Civil Engineering Consultants by Kimberly K. Cornett, P.E.

CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: January 9, 2008

Location: East of the intersection of Culebra Rd. (FM471) and Stillwater Pkwy.

Services Available: SAWS Water and Sewer

Zoning: R-6 Single Family Residential District

Proposed Use: Single Family Residential

Plat is in accordance with:

P.O.A.D.P. / M.D.P. # 840-A, Stillwater Ranch Unit 1, accepted on
September 25, 2007

APPLICANT'S PROPOSAL:

To plat **0.373** acres consisting of **1** single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on January 9, 2008. Three notices were mailed to

the adjacent property owners, as of this writing no written opposition has been submitted.

The applicant is proposing to replat a portion of 1 lot. The area to be replatted is described as a portion of lot 19 (a portion of the original Lot 17, Blk. 50, a variable width drainage easement, NCB 18296, out of the Stillwater Ranch Unit 1 Subdivision plat, as recorded in Volume 9573, Page 67, of the deed and plat records of Bexar County, Texas.

STAFF RECOMMENDATION:

Approval.

**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND
SUBDIVISION**

AGENDA ITEM NO:5B+7 January 9, 2008

| | | |
|------------------------------------|------------|--------|
| <u>ACADEMY @ MILITARY CROSSING</u> | MAJOR PLAT | 070511 |
| SUBDIVISION NAME | | PLAT # |

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 613 E-2

OWNER: John L. Santikos, by Larry Coker; Agent

ENGINEER: Pape Dawson Engineers, Inc., by Brice B. Moczygembba

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: January 9, 2008

Location: At the southwest corner of Loop 410 and Northwest Crossroads

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District

Proposed Use: Commercial/Retail

Major Thoroughfare: Loop 410 is an expressway

APPLICANT'S PROPOSAL:

To plat **18.98** acres consisting of **2** non-single family lots.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 8 January 9, 2008

HERITAGE OAKS UNIT 5
SUBDIVISION NAME

MAJOR PLAT

060247
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 683 F-3

OWNER: Morningwood Investments, LP, by Kenneth T. Blaker, President

ENGINEER: Alamo Consulting, Engineering & Surveying, Inc., by Paul
Shroeder, P.E., R.P.L.S.

CASE MANAGER: Rebecca Paskos, Planner (207-0042)

Date filed with Planning Commission: December 21, 2007

Location: Southeast corner of Shane Road and Big Spring Lane

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family

Plat is in accordance with:

MPCD #04-03-001A, Heritage Oaks, accepted on April 11, 2005.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **10.15** acres consisting of **47** single family lots, **3** non-single family lots, and **1,595** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 January 9, 2008

ALAMO RANCH
U-44D, PH-1A, PUD
SUBDIVISION NAME

MAJOR PLAT

060734
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 C-5

OWNER: Pulte Homes of Texas, L.P., by Christopher Lindhorst

ENGINEER: Pape Dawson Engineers, by Leslie Ostrander, P.E.

CASE MANAGER: Luz Gonzales, Planner (207-7898)

Date filed with Planning Commission: December 21, 2007

Location: Extending Oak Monarch north from Alamo Ranch Unit 44E

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP/POADP #808D, Alamo Ranch was accepted on May 25, 2006.

PUD # 06-023, Alamo Ranch Del Web was approved on November 8, 2006.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 7.04 acres consisting of 36 single family lots, 1 non-single family lot and 1,397 linear feet of private streets.

DISCUSSION:

It is noted that because plat # 060631, Alamo Ranch, Unit 44E, provides access to this development, it must be approved and recorded before this

unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval.

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 January 9, 2008

ALAMO RANCH U-44D, PH-1B PUD
SUBDIVISION NAME

MAJOR PLAT

060735
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 C-5

OWNER: Pulte Homes of Texas, L.P., by Christopher Lindhorst

ENGINEER: Pape Dawson Engineers, by Leslie Ostrander, P.E.

CASE MANAGER: Luz Gonzales, Planner (207-7898)

Date filed with Planning Commission: December 21, 2007

Location: Extending Oak Monarch north from Alamo Ranch U-44D Phase 1A

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP/POADP #808D, Alamo Ranch was accepted on May 25, 2006.

PUD # 06-023, Alamo Ranch Del Web was approved on November 8, 2006.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **6.48** acres consisting of **33** single family lots, **1** non-single family lot, and **1,108** linear feet of private streets.

DISCUSSION:

It is noted that because plat # 060734, Alamo Ranch, Unit 44D, Phase 1A provides access to this development, it must be approved and recorded

before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval.

PLANNING COMMISSION

SUBDIVISION

AGENDA ITEM NO: 11 **January 9, 2008**

ALAMO RANCH UNIT 32, ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

070224

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 D-5

OWNER: Hanna/Magee, L.P., #1 by Jay Hanna

ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver

CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: December 26, 2007

Location: The extension of Newton Trail from Alamo Ranch Unit 30, Enclave

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP/POADP #808A, Alamo Ranch was accepted on October 5, 2005.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **19.57** acres consisting of **39** single family lots, **2** non-single family lots and **1,528** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 January 9, 2008

LINDSAY RANCH UNIT 1-A MAJOR PLAT
SUBDIVISION NAME

070327
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 619 D-4

OWNER: Foster Ridge Development, Inc., by Michael D. Moore

ENGINEER: Pape-Dawson Engineering, Inc., by Alfonso Chua, P.E.

CASE MANAGER: Rebecca Paskos, Planner (207-0042)

Date filed with Planning Commission: December 20, 2007

Location: Near the northeast corner of North Foster Road and FM 1346

Services Available: SAWS Water and Sewer

Zoning: OCL Outside San Antonio City Limits

Plat is in accordance with:

MDP/POADP #035-06, Foster Ridge II, accepted on November 26, 2006.

Proposed Use: Residential

Major Thoroughfare: North Foster Road is a Secondary Arterial, Type A,
minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat 36.02 acres consisting of 90 single family lots and 2 non-single family lots and 4,933 linear feet of public streets.

DISCUSSION:

Lots 20 thru 26, Block 2 lie within the FEMA 100 Year Floodplain as depicted on the FEMA Flood Insurance Rate Map of Bexar County, Texas, Map No. 48029CO395E, dated February 16, 1996. A FEMA CLOMR floodplain study has been prepared by Pape-Dawson Engineers, Inc., and was approved by the City of San Antonio and Bexar County. The floodplain study is pending approval by the Federal Emergency Management Agency (FEMA). Based on the floodplain study, the above lots are not within the FEMA 100 Year Floodplain. However, until the floodplain study has been approved and a Letter of Map Revision (LOMR) has been issued by FEMA indicating no 100 Year Floodplain encroachment on the above lots, elevation certificates for homes constructed on these lots shall be submitted to the City of San Antonio and Bexar County and the lot owner will be required to purchase flood insurance.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 13 January 9, 2008

LINDSAY RANCH, UNIT 1B
SUBDIVISION NAME

MAJOR PLAT

070418
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 619 D-4

OWNER: Foster Ridge Development Inc., by Michael Moore

ENGINEER: Pape Dawson Engineers Inc., by Alfonso Chua

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: December 20, 2007

Location: Northeast corner of North Foster Road and Lindsay Ranch

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP/POADP # 035-06, Foster Ridge II was accepted on November 29, 2006.

Proposed Use: Residential

Major Thoroughfare: North Foster Road is a secondary arterial, Type A,
minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat 27.11 acres consisting of 120 single family lots, 1 non-single family lot and 3,926 linear feet of public streets.

DISCUSSION:

It is noted that because plat # 070327, Lindsay Ranch, Unit 1A, provides access to this development, it must be approved and recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 14 January 9, 2008

SHARP CARE ANIMAL HOSPITAL MAJOR PLAT 070616
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 612 D-3

OWNER: Bryan C. Sharp, DVM

ENGINEER: Martinez Engineering, Inc., by Arnold Martinez

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: December 21, 2007

Location: North of Potranco Road and west of North Ellison Drive

Services Available: SAWS Water and Sewer

Zoning: C-2NA C Commercial, Non-alcoholic Sales District w/ Conditional use
for a Small Animal Clinic (No Outside Runs, Pens and Paddocks Permitted).

Plat is in accordance with:

MDP/POADP #110, Westover Hills was accepted on May 17, 1991.

Proposed Use: Commercial

Major Thoroughfare: Potranco is a Primary Arterial Type A , minimum R. O. W.
120 feet and North Ellison Dr. is a secondary arterial, Type A, minimum R.O.W.
86 feet.

APPLICANT'S PROPOSAL:

To plat **2.824** acres consisting of **2** non-single family lots and **1,275** linear
feet of public streets.

STAFF RECOMMENDATION:

Approval.

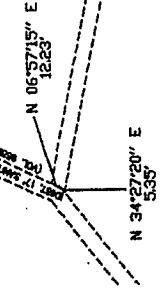
WASTEWATER EDI NOTE: THE OWNER OF THE WASTEWATER EQUIPMENT DUE TO THE SAN ANTONIO WATER SERVICES DEPARTMENT, PAYMENT DUE.

ADJACENT GRADE: 30'-30 1/2" STATE PLANE COORDINATE SYSTEM
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 18 INCHES ABOVE FINAL ADJACENT GRADE.

NOTES:
1. FROM RWS TO COAD OR SET AT ALL CORNERS.
2. ALL MATERIALS, EXCEPTING THE BUILDING PERMIT PROCESS, SHAMBERSHEDDING THE BUILDING PERMIT PROCESS.
3. VEHICLE = VEHICULAR MAIN ACCESS EASEMENT CLEARVISION NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEARVISION AREA IN ACCORDANCE WITH UDC 35-508/6-32.

STATE OF TEXAS
CITY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY FISHER ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
COUNTY OF BEAR
APPLICANT FOR LAND OWNED BY THE FOREGOING IN PERSON OR THROUGH A DAY AUTHORIZED AGENT, DECERTICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES AND DRAINS, EASMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DAILY AUTHORIZED

STATE OF TEXAS
COUNTY OF BEAR
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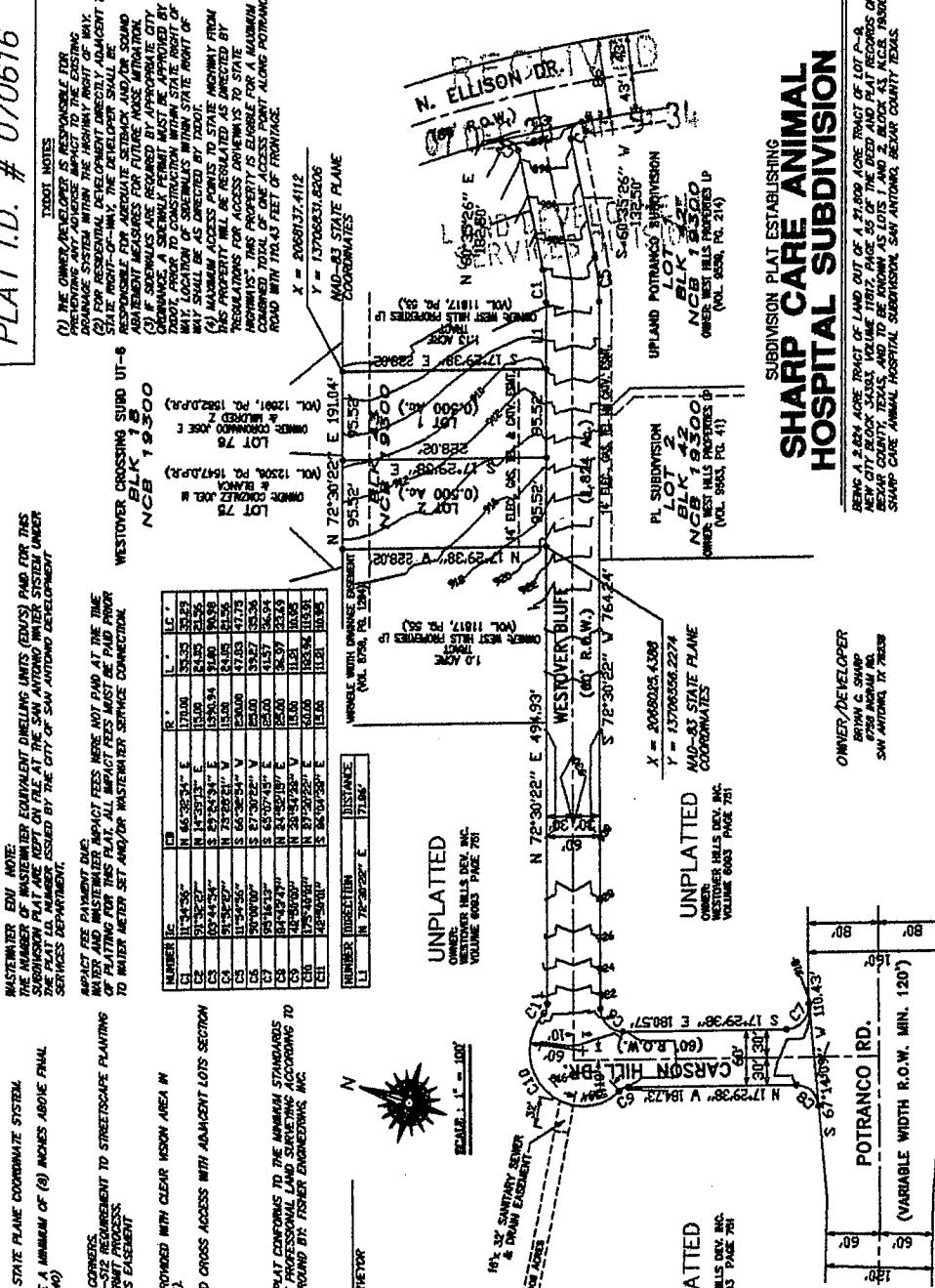
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NOTARY PUBLIC
BEAR COUNTY, TEXAS



THE CITY OF SAN ANTONIO IS HEREBY DESIGNATED THE EASMENTS AND RIGHT-OF-WAY FOR ELECTRIC SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT". ANCHOR EASEMENT, "SERVICE EASEMENT", TO BE OWNED AS PART OF THE PROPERTY OWNED BY THE CITY OF SAN ANTONIO. THIS EASEMENT IS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROULING, AND DIRECTING ELECTRIC CABLES, CONDUITS, OR TRANSFORMERS EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF USE AND ENTRANCE OVER GRANTORS' PROPERTY LOTS, ETC. FOR THE PURPOSES STATED IN THIS AGREEMENT. GRANTORS AGREE THAT THE RIGHT TO REMOVE FROM SAN LANDS EASEMENT AND ANY OTHER EASEMENTS THAT MAY EXIST ON THE PROPERTY OF SAN LAMPS AND POWER COMPANY, OR OTHER THIRD PARTIES THAT MAY OWN PROPERTY ON THE PROPERTY OWNED BY SAN LAMPS AND POWER COMPANY, AND UNLESS OTHERWISE AGREED, THAT NO SPlicing CONCRETE SEAMS OR WALLS MAY BE PLACED WITHIN SAN LAND EASEMENT, WHETHER BY SAN LAMPS AND POWER COMPANY OR OTHER PARTIES. ANY OF SPlicing CONCRETE SEAMS OR WALLS WHICH ARE PLACED WITHIN SAN LAND EASEMENT, WHETHER BY SAN LAMPS AND POWER COMPANY OR OTHER PARTIES, SHALL BE CHARGED TO THE OWNER OR PERSONS DEEMED RESPONSIBLE FOR SAN GRADE CHARGES OR GROUND ELEVATION ALTERNATIONS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DESIGNATED THE EASMENTS AND RIGHT-OF-WAY FOR ELECTRIC SERVICE FACILITIES AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", TO BE OWNED AS PART OF THE PROPERTY OWNED BY THE CITY OF SAN ANTONIO. THIS EASEMENT IS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROULING, AND DIRECTING ELECTRIC CABLES, CONDUITS, OR TRANSFORMERS EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF USE AND ENTRANCE OVER GRANTORS' PROPERTY LOTS, ETC. FOR THE PURPOSES STATED IN THIS AGREEMENT. GRANTORS AGREE THAT THE RIGHT TO REMOVE FROM SAN LANDS EASEMENT AND ANY OTHER EASEMENTS THAT MAY EXIST ON THE PROPERTY OWNED BY SAN LAMPS AND POWER COMPANY, OR OTHER THIRD PARTIES THAT MAY OWN PROPERTY ON THE PROPERTY OWNED BY SAN LAMPS AND POWER COMPANY, AND UNLESS OTHERWISE AGREED, THAT NO SPlicing CONCRETE SEAMS OR WALLS WHICH ARE PLACED WITHIN SAN LAND EASEMENT, WHETHER BY SAN LAMPS AND POWER COMPANY OR OTHER PARTIES, SHALL BE CHARGED TO THE OWNER OR PERSONS DEEMED RESPONSIBLE FOR SAN GRADE CHARGES OR GROUND ELEVATION ALTERNATIONS.

SURVEY POINT NELLIS: N 91°29'26"E 43°14'43"
SURVEY POINT WESTOVER: N 84°04'49"E 7095F
SURVEY POINT CARMEL: N 84°04'49"E 7738F
SURVEY POINT ELLISON: N 91°29'26"E 43°14'43"

[Signature]
Markie
Markie, Inc.
Surveyor
8806 SAN ANTONIO
SAN ANTONIO, TX 78203

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
CITY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE END THAT THE FOREGOING PLAT CONFORMS TO THE REQUIREMENTS OF THE SAN ANTONIO PLANNING COMMISSION AND THAT IT IS APPROPRIATE FOR THE PURPOSES AND CONSIDERATION AS A PLAT CONFORMS TO ALL REQUIREMENTS OF THE SAN ANTONIO PLANNING COMMISSION.

BY: Chairman

BY: Secretary

STATE OF TEXAS
CITY OF BEAR
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BY: Chairman

BY: Secretary

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BY: Chairman

BY: Secretary

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PROJECT NO. 1000697-1-D6
PROJECT NO. 1000697-07

PLANNING COMMISSION

PLAT DEFERRAL

AGENDA ITEM NO: 15 January 9, 2008

CARDIAC CATH LAB
SUBDIVISION NAME

060466
PLAT #

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 548 A-8

OWNER: Dr. Guillermo A. Reyes

ENGINEER: GE Reeves Engineering, Inc., by Anthony T. Recine, III

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Location: On the northwest side of Eckhert Road, northeast of Bandera Road

Zoning: O-1 Office District

Proposed Use: Medical Facilities

APPLICANT'S PROPOSAL:

To plat 3.704 acres consisting of 1 non-single family lot.

APPLICANTS REQUEST:

The applicant is requesting a building permit and temporary utility service prior to plat approval and recordation. The applicant's justification is in the attached letter.

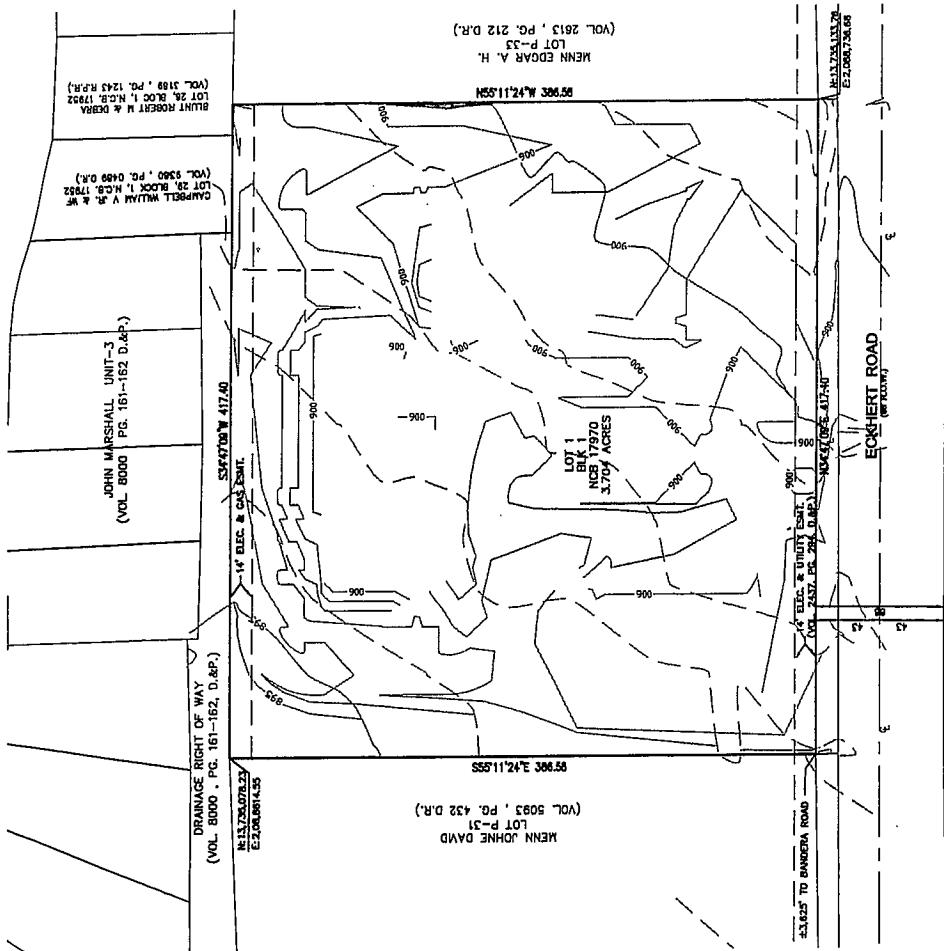
STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.

2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service is issued within 180 days, plat-filing fees will not be refunded and the plat deferral request shall become null and void.
4. The proposed plat is not subject to or contingent upon a change in zoning classification, therefore, a certificate of occupancy shall be issued only for those uses authorized by the zoning on the property as provided in Table 31102 of the UDC.

PLAT NO. 060466



ANTHONY T. REEVES III
LICENSED PROFESSIONAL ENGINEER No. 94575

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF A.D. 20____.

NOTARY PUBLIC BEXAR COUNTY, TEXAS
THIS PLAT OF CARDIAC CATH LAB SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DEVELOPMENT SERVICES DIRECTOR IS APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS ____ DAY OF ____ A.D. 20____.

MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

PERSONS DEMONSTRATED RESPONSIBLE FOR SUD ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEMONSTRATED RESPONSIBLE FOR SUD GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

BY: DIRECTOR OF DEVELOPMENT SERVICES

GE Reeves Engineering, Inc.

OWNER / DEVELOPER
DR. GUILLERMO A. REYES
BOB J. ECKER, RD.
SAN ANTONIO, TEXAS
(210) 949-1300

BY: _____
DR. GUILLERMO A. REYES

COUNTY CLERK, BEXAR COUNTY, TEXAS
DATE: 05/26/07
C.R. JOB NO.: 05-185*

DR. GUILLERMO A. REYES

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND I ACKNOWLEDGED TO ME THAT HE EXECUTED IT FOR THE SAME PURPOSES AS THE SIGNATORIES, AND FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D. ____ AT ____ M. AND I HAVE RECORDED THE ____ DAY OF ____ A.D. ____ AT ____ M. IN THE ____ BOOK, PAGE ____ AND S.A.T. RECORDS OF ____ COUNTY OF BEXAR.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D. ____ AT ____ M. AND I HAVE RECORDED THE ____ DAY OF ____ A.D. ____ AT ____ M. IN THE ____ BOOK, PAGE ____ AND S.A.T. RECORDS OF ____ COUNTY OF BEXAR.

COUNTY CLERK, BEXAR COUNTY, TEXAS
DATE: 05/26/07
C.R. JOB NO.: 05-185*



GE Reaves Engineering, Inc.

CIVIL ENGINEERS

• STRUCTURAL ENGINEERS

• LAND SURVEYORS

670610 PM 1:52

December 14, 2007

City of San Antonio Development Services
Subdivision Section
1901 S. Alamo
San Antonio, Texas 78204

LAND DEVELOPMENT
SERVICES DIVISION

RE: Cardiac Cath Lab Subdivision, Plat No. 060466
8093 Eckert Rd.
GRE Project No. 05-1854

SUB: Plat Deferral Letter of Request

Dear Sir or Madam:

This letter is to inform you that GE Reaves Engineering, Inc. has been formally retained to prepare the plat of the Cardiac Cath Lab Subdivision. The proposed subdivision plat will establish Lot 1, Blk 1, NCB 17970, so construction permits can be obtained to build building, pavement and utility improvements on the subject property. The property owner, GMEJR Partners LTD., is planning to construct a cardiology cath lab and clinic facilities on the subject property. The owner has already submitted site construction plans for building permit review under A/P No. 1411875.

We are seeking a plat deferral for the Cardiac Cath Lab Subdivision because the normal timeline for review, approval and recordation of this minor plat would delay the construction start of the proposed development. Delayed site construction may result in higher contractor's costs, accumulating interest charges on building loans and additional rental fees for the GMEJR Partners LTD., who are currently leasing office space at the Medical Center on Babcock Rd. Approval of the attached plat deferral application will allow the owner to obtain a conditional building permit (once the associated construction plans have approved) and thereby avoid the aforementioned financial hardships resulting from the expected timeline for plat recordation.

Should any additional information be required or you have any questions, contact the undersigned consultant engineer. Please address all concerns or inquiries to Mr. Anthony T. Recine III, P.E., who can be contacted at (210) 490-4506 ext. 207 and at trecine@gereaveseng.com. Thank you for your consideration of this plat deferral request.

Respectfully,

Anthony T. Recine III, P.E.
Agent for GMEJR Partners LTD.

ATR/GER/atr/27263

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: 16 January 9, 2008

HI-LO
SUBDIVISION NAME

070319
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 548 D-7

OWNER: O'Reilly Automotive, Inc., by Robert L. Greene

CONSULTANT: Goodwin Lassiter, Inc., by Gary Brown, RPLS

CASE MANAGER: Rebecca Paskos, Planner (207-0042)

Location: Near the northeast corner of Eckhert Road and Babcock Road

Zoning: C2S Commercial Special Use

Proposed Use: Auto parts store

APPLICANT'S PROPOSAL:

To plat **1.080** acres consisting of 1 non single family lot.

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service and building permits prior to plat approval and recordation.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.

3. If no utility service is issued within 180 days, plat-filing fees will not be refunded and the plat deferral request shall become null and void.
4. The proposed plat is not subject to or contingent upon a change in zoning classification, therefore, a certificate of occupancy shall be issued only for those uses authorized by the zoning on the property as provided in Table 31102 of the UDC.

PLAT: 070319

OWNER/DEVELOPER:
H-L-O AUTO SUPPLY, LP
233 S. PATERSON
SPRINGFIELD, MO 65802
STATE OF MISSOURI §
COUNTY OF GREENE §
The owner of the land shown on this plat in person or through a duly authorized agent
does hereby declare that the use of the public except areas identified as private, service all sheets,
allow no trees, shrubs, fence posts, utility poles, signs, trees, shrubs, fence posts, utility poles,
signs, utility equipment, or other structures, documents, and public places thereon shown for the
purpose and consideration herein expressed.

By _____, Greg Hendrix, President

H-L-O AUTO SUPPLY, LP,

a Texas limited partnership

By: H-L-O MANAGEMENT COMPANY,
a Delaware corporation, general partner

Given under my hand and seal of this _____ day of _____, 2007 A.D.

Notary Public, In and for the State of Missouri

LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
COUNTY OF ANGELINA §
I hereby certify that above data conforms to the minimum standards set forth by the Texas Board of
Professional Land Surveying according to an actual survey made on the ground by
GOODWIN-LASTER, INC.

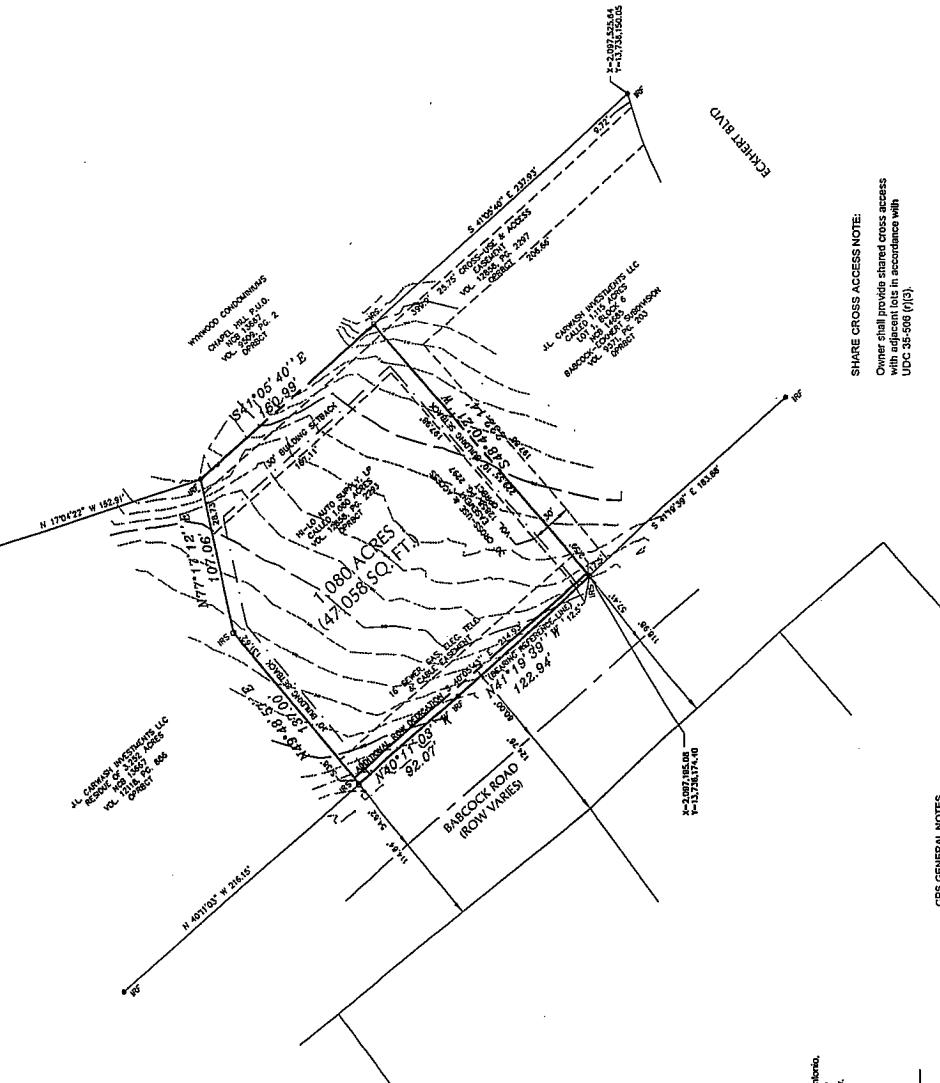
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
COUNTY OF BROWN §
I hereby certify that above data conforms to the minimum standards set forth by the Texas Board of
Professional Land Surveying according to an actual survey made on the ground by
GOODWIN-LASTER, INC.

MINOR PLAT H-L-O SUBDIVISION

BEING 1.080 ACRES OF LAND IN NEW CITY BLOCK (Part of Twp 79) SAN ANTONIO, TEXAS
COUNTY, TEXAS, BEING OUT OF A 3.252 ACRE TRACT DESCRIBED IN VOLUME 121B,
PAGE 8816 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



SCALE: 1"-60'
DATE: JULY, 2007
100 S. CESTINUS ST., SUITE 202 • LUFKIN, TEXAS 75934 • (903) 637-4000 • gld@goodwinlaster.com
120 DURWARD PLAZA, SUITE 100 • COLLEGE STATION, TEXAS 77845 • (979) 695-8707 • csl@goodwinlaster.com



SHARE CROSS ACCESS NOTE:
Owner shall provide shared cross access
with adjacent lots in accordance with
UDC 35-506 (13).

SURVEY NOTES:

1. The values of the two sets of coordinates shown herein were obtained from the "St. Paul-Eaton-Stereo-Electronics Subdivision Plat (Part of Twp 79)" referred to as "San Antonio, Tex., Twp 79, Sec 10, Part 104, S 20, E 23, N 25, S 40" in the San Antonio City Plat Book, Volume 121B, page 8816, dated October 1, 1981. The coordinates were taken from the South Central Zone and the Grid Coordinates with a combined scale factor of 0.98585.
2. Control monuments are as shown.

CSA NOTES:

1. Installation of building permit will require compliance with the structural provisions of the Unified Development Code (Section 35-512).
- SAWS NOTES:
 1. Payment due date and wastewater impact fees were not paid at the time of filing of this plat. All impact fees must be paid prior to issuance of a final water and wastewater service connection.
 2. Wastewater FDU Notice: The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are required to be filed with the City Clerk's office.

LAND DEVELOPMENT SERVICES
SERVICES DIVISION

07 DEC 20 PM : 00

RE C REC

CERTIFICATE OF RECORD
By: Director of Development Services

the County Clerk of Bexar County, Texas, do hereby certify that this plat was filed
and having been reviewed by this Director of Development Services, is hereby
filed in accordance with State and Local Laws and Regulations as indicated below.
This plat is now filed with the County Clerk.

On this _____ day of _____, 2007, A.D. at _____ o'clock, and during
the month of _____, in the County of _____, State of _____, A.D. _____.

TAXES
TAX
TY OF TEXAS §
TY OF BEXAR §

ord to my office on _____ day of _____, 2007, A.D. at _____ o'clock,
the County of Bexar County, Texas, _____, 2007, A.D. at _____ o'clock,
in the County of _____, State of _____, A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
By: _____



DEVELOPMENT SERVICES
RECEIVED

P.O. Box 1156 • 233 S. Patterson
Springfield, MO 65801
Phone (417)-862-3333
www.oreillyauto.com

2007 NOV 26 PM 12: 08

Sender's direct dial #417-829-5716
Sender's direct fax #417-829-5726
rgreen2@oreillyauto.com

November 9, 2007

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES/SUBDIVISION SECTION

RE: HI-Lo Subdivision (Babcock Road)

To Whom It May Concern:

O'Reilly Automotive, Inc. has formally retained Gary Brown of Goodwin Lassiter, Inc. to act as our agent regarding the platting of the O'Reilly property on Babcock Road in San Antonio. This plat has been prepared by Mr. Brown and submitted to the City of San Antonio for review. At this time, we are requesting plat deferral, due to the fact that we are unable to obtain a building permit for this property as a result of the plat not being approved. All city departments have signed off on the proposed construction plans for this location, pending approval of the plat.

We request that the City of San Antonio grant our plat deferral so that we may proceed with construction and complete the plat approval during our construction period.

Thank you for your consideration of our request.

Respectfully yours,

O'REILLY AUTOMOTIVE, INC.

Robert L. Greene
Director of Real Estate Legal Services

RECEIVED

07 DEC 20 PM 3: 59

LAND DEVELOPMENT
SERVICES DIVISION

Agenda Item 17

Resolution No. _____

Authorizing the termination of electric service and revoking
building permits pending plat approval and recording of
San Joaquin Plat # 070532
in connection with a previously approved deferral.

Whereas, the quality of development within the City of San Antonio and its extra-territorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration and;

Whereas, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to subdivision/Platting and;

Whereas, Section 35-434 the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots and;

Whereas, the Commission approved a deferral for the San Joaquin, Plat # 070532 on June 27, 2007 and;

Whereas, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval and;

Whereas, the City of San Antonio has given the required 45 day advance notice to Filomena L. Gonzalez, applicant, and Dye Enterprises, project engineer via certified mail that the time in which to file the required plat would expire on December 24, 2007 and failure to comply could result in termination of service and revocation of building permits and;

Be it resolved by the Planning Commission to direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerks office.

Passed and approved this _____ day of _____, 2008.

Approved:

Attest:

Murray H. Van Eman
Chairman

Executive Secretary

**PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: 18 January 9, 2008

POTRANCO MARKET

#FPV 08-001

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 612 A-5

OWNER: Herbert L. Levin

ENGINEER: Pape Dawson Engineers, by Troy Dorman

CASE MANAGER: Ernest Brown, Planner (210) 207-5017

Location: 325 W. Loop 1604

Proposed Use: Commercial

APPLICANT'S REQUEST:

The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

DISCUSSION:

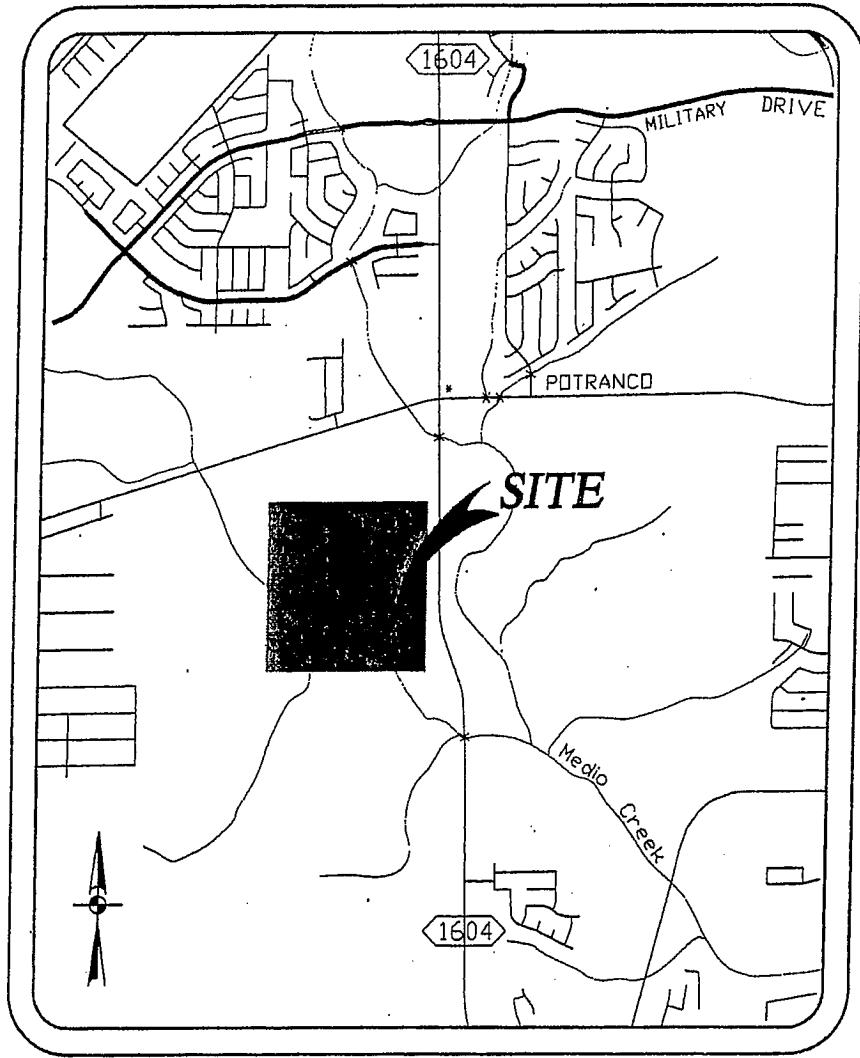
The Department of Public Works has responded to the variance request as indicated in their attached report and does object to the granting of the variance.

STAFF RECOMMENDATION:

The Director of Public Works recommend **disapproval** of the floodplain variance request for the following reasons:

The variance requested is from the UDC Appendix F- Subdivision C, Section A, paragraph (f)(18) which prohibits 100-year floodplain reclamation for properties where the upstream watershed drainage area is greater than 320 acres.

The granting of this variance would be contrary to the intent of the City of San Antonio Floodplain ordinances, which is to preserve riverine floodplain areas in their natural condition.



LOCATION MAP
N.T.S.

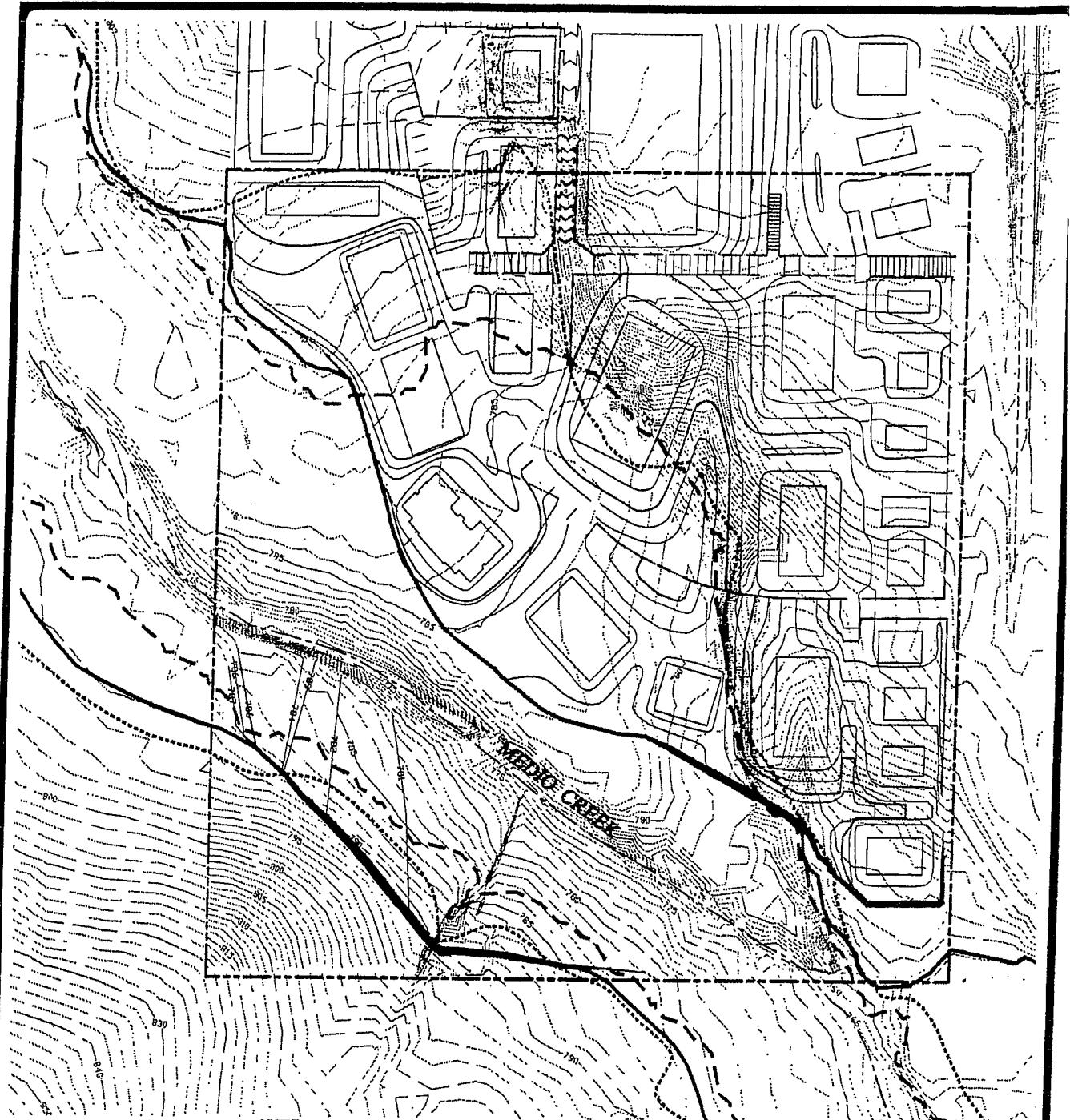
Date: Oct 31, 2007 5:57pm User ID: JRPerez
File: P:\651\130\Design\Clubs\Dirperc\17P64301.FWM\BTS.dwg

JOB NO. 8540-01
DATE NOVEMBER 2007
DESIGNER SH
CHECKED TD DRAWN JR
SHEET 0.0

**POTRANCO MARKET
LOCATION MAP**

**PAPE-DAWSON
ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010



SCALE : 1"=500'

0' 500'

JOB NO. 6562-01
DATE NOVEMBER 2002
DESIGNER SW
CHECKED TD DRAWN JR
SHEET 10

**POTRANCO MARKET
FLOODPLAIN WORKMAP
EXHIBIT 1**

**PAPE-DAWSON
ENGINEERS**



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

November 1, 2007

Administrative Exception/Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S Alamo
San Antonio, TX 78204

Re: Potranco Market (Medio Creek) Conditional Letter of Map Revision (CLOMR)
Code Chapter 35, Appendix F, Subdivision C, Section A, (f)(18)

Dear COSA DSD:

In accordance with Section 35-F135 of the Floodplain Ordinance, we are requesting an administrative exception/variance to Subdivision C, Section A, paragraph (f)(18), which prohibits 100-year floodplain reclamation for properties where the upstream watershed drainage area is greater than 320 acres. The site is located southwest of the intersection of FM 1604 and Potranco Rd. The project consists of approximately 200-acres and is bound by Portranco Rd to the north and FM 1604 to the east. Medio Creek bisects the site in a northwest to southeast direction. The floodplain is approximately 2000 feet long and defined by a vegetated region along the center Medio Creek channel. The overbank width ranges from 800 feet to 1800 feet wide and has previously been used for agricultural purposes. The proposed improvements will not impact the main channel, but will provide definition to the overbank areas. The amount of reclamation that is being considered is the minimum amount necessary to allow the client to develop the property. The following reasons are based on approval criteria outlined in Article IV, Section of 35-483(e):

If the applicant complies with provisions of these regulations as set out in the City of San Antonio Unified Development Code Appendix F (C) (A) (f), item (18) the applicant would not be able to make reasonable use of their property. Approximately 46.5 out of 200 acres (23%) would remain undeveloped due to the flood plain expanding to a wide and shallow channel within the applicant's property. By channelizing the flow to approximate the drainage pattern upstream and downstream from the site, the applicant is able to make use of their property.

As shown in the "Floodplain Workmap" provided in the flood study, the hardship is specific to this property and is not a hardship that is shared by surrounding property owners. Upstream and downstream from the limits of the study, the flow is confined to a localized channel. It is only

within the limits of the study that the flow expands out into a shallow, wide channel making 23% of land unavailable for development.

The attached table contains a comparison between the modeled 1% pre-project and post-project ultimate development water surface elevations and velocities. The column labeled "WSE Percent Difference" shows that the water surface elevations are all within 5% of the expected values (pre-project elevations). This is sufficient evidence to substantiate that the project will not increase floodplain elevations. All numerical models have some degree of error inherent in their calculation methods. Using algebraic differences of values from numerical models to determine compliance is inappropriate and does not conform to the standard practices of modern engineering or science. It should be noted that FEMA's criteria for matching a base flood elevation in Zone AE is ± 0.5 feet due to the agency's awareness and understanding of error in numerical approximations. The last column in the table compares the pre-project and post-project total velocity. The model does indicate increases in velocity within the project area; however, most of the increases involve velocities less than 6 feet per second (fps), which is allowable under the UDC, and are contained within the boundaries of the developer's property. At one cross-section (6339), the velocity is increased to slightly above 6 fps (6.11 fps), which is within the accuracy range of many flow meters. Cross-section 6339 is fully contained within the development and has a lower velocity than several of the pre-project cross-sections. The data indicates that the project would not negatively impact the ability of Medio Creek to convey flood flows, or negatively impact flooding upstream or downstream of the project.

Also as shown in the attached exhibit, the San Antonio River Authority (SARA) is proposing to revise the floodplain limits. The limits proposed by SARA, closely approximate the limits we are proposing at the northeastern and southwestern boundary of the project limits. We will deviate from the floodplain limits proposed by SARA, within the limits of the site to reclaim land so that the applicant can make use of their land. By improving the portion of Medio Creek that runs within the Potranco Market development the flood plain is shifted out of the field on the left bank and into an excavated area on the right bank. The proposal is consistent with past projects within the COSA and will be designed in a manner that accounts for hydrostatic and hydrodynamic forces that may accentuate erosion. The intended channel modifications satisfy the NFIP 44CFR60.3(b)(7), which requires that the flood carrying capacity within an altered or relocated portion of a watercourse be maintained. Although the water surface increases within the Potranco Market site, it also decreases and ties into the existing floodplain, creating no adverse impacts upstream and downstream of the proposed development.

- 1. If the applicant complies strictly with the provision of these regulations, he/she can make no reasonable use of his or her property:*

If the applicant complies, they cannot make reasonable use of their land.

Development Services Director
Potranco Market (Medio Creek)
November 1, 2007
Page 3 of 3

2. The hardship relates to the applicant's land, rather than personal circumstances:

This hardship relates to the land and not the applicants personal circumstances.

3. The hardship is unique, or nearly so, rather than one shared by many surrounding property owners:

This hardship relates specifically to this site and is not shared by the surrounding property owners.

4. The hardship is not the result of the applicant's own actions:

The hardship faced by the applicant, is not a result of their actions.

5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations:

If this variance is granted, it will not be injurious to other property and its effects will only affect the area within the project limits of the site.

We believe that despite the drainage area being greater than the 320-acres allowed for in the UDC, the impacts of granting this variance would result in no adverse effects to the upstream or downstream floodplain due to development. We also believe that the project design is consistent with the goals and intent of Appendix F of the UDC (COSA Floodplain Ordinance). We appreciate your consideration of this request.

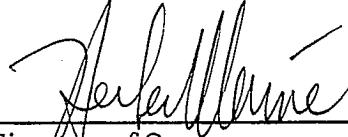
Sincerely,
Pape-Dawson Engineers, Inc.


Troy Dorman, Ph.D., P.E.
Vice President, Water Resources

Attachments

\pd16\p\65\43\01\word\Letters\071029a1 - Variance Request.doc

LEUCAL LOOP 1604 LP
B9: LEUCAL LOOP 1604 GP LLC
IT8: GENERAL PARTNER

Fig: 
Signature of Owner

HERBERT L. LOUINE, PRESIDENT

Comparison of 1% Annual Chance Pre- and Post-Project Hydraulic Conditions

| Cross-Section | Water Surface Elevation | | | Velocity | | |
|---------------|-------------------------|--------------|------------|----------|--------------|------------|
| | Existing | Post Project | Difference | Existing | Post Project | Difference |
| 8759 | 795.39 | 795.39 | 0.00 | 6.09 | 6.10 | 0.01 |
| 8366 | 793.98 | 793.97 | -0.01 | 5.52 | 5.53 | 0.01 |
| 7717 | 792.74 | 792.73 | -0.01 | 3.57 | 3.57 | 0.00 |
| 7494 | 791.95 | 791.90 | -0.05 | 4.54 | 4.74 | 0.20 |
| 6819 | 790.47 | 789.94 | -0.53 | 4.54 | 5.34 | 0.80 |
| 6590 | 790.10 | 789.30 | -0.80 | 0% | 4.29 | 5.20 |
| 6339 | 788.96 | 788.10 | -0.86 | 0% | 5.60 | 6.11 |
| 6179 | 787.35 | 787.37 | 0.02 | 0% | 7.59 | 6.41 |
| 5951 | 786.76 | 786.68 | -0.08 | 0% | 4.73 | 5.30 |
| 5719 | 785.93 | 786.20 | 0.27 | 0% | 4.82 | 5.12 |
| 5518 | 785.41 | 785.81 | 0.40 | 0% | 4.34 | 5.07 |
| 5343 | 785.14 | 785.48 | 0.34 | 0% | 3.55 | 4.68 |
| 5151 | 784.54 | 784.63 | 0.09 | 0% | 4.63 | 5.88 |
| 4956 | 784.08 | 784.06 | -0.02 | 0% | 4.13 | 5.22 |
| 4741 | 783.27 | 783.28 | 0.01 | 0% | 4.84 | 5.08 |
| 4500 | 782.45 | 782.44 | -0.01 | 0% | 4.83 | 4.96 |
| 4166 | 781.70 | 781.70 | 0.00 | 0% | 4.24 | 4.24 |
| 3777 | 781.27 | 781.27 | 0.00 | 0% | 3.59 | 3.60 |
| 3466 | 781.00 | 781.00 | 0.00 | 0% | 3.60 | 3.60 |
| 3017 | 780.52 | 780.52 | 0.00 | 0% | 4.22 | 4.22 |
| 2546 | 773.84 | 773.84 | 0.00 | 0% | 18.35 | 18.35 |
| 2524 | 775.30 | 775.30 | 0.00 | 0% | 6.94 | 6.94 |
| 2374 | Bridge | — | N/A | N/A | — | N/A |
| 2360 | 775.25 | 775.25 | 0.00 | 0% | 7.14 | 7.14 |
| 2301 | 774.74 | 774.74 | 0.00 | 0% | 8.01 | 8.01 |
| 2219 | 774.30 | 774.30 | 0.00 | 0% | 8.23 | 8.23 |

NOTE: All indicated values are from the 1% Annual Chance (100-year) Ultimate Development Flood Event

/

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence Sheet

TO: City of San Antonio Planning Commission
Murray H. Eman, Chairman *WEB 12/18/07*

FROM: W. Erwin Burden, P.E., C.F.M., City of San Antonio Floodplain Administrator

COPIES TO: W. Erwin Burden, P.E., C.F.M., file

SUBJECT: Floodplain Development Permit Variance Request: FPV 08-001; FPV 08-002
Potranco Market

DATE: December 17, 2007

Storm Water Engineering Division of Department of Public Works has reviewed two requests for variance to the floodplain requirements as submitted by Pape Dawson Engineers on behalf of their client LEVCAL Loop 1604, LP, for the above mentioned project. It is recommended that the variances be disapproved for the reasons cited below:

The first variance requested is from the UDC Appendix F – Subdivision C, Section A, paragraph (f)(18) which prohibits 100-year floodplain reclamation for properties where the upstream watershed drainage area is greater than 320 acres.

The second variance is requested from UDC Appendix F- Subdivision C, Section A, paragraph (f)(21) which prohibits 100-year floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities in the overbank area are less than 3 fps.

The granting of this variance would be contrary to the intent of the City of San Antonio Floodplain ordinances, which is to preserve riverine floodplain areas in their natural condition. Therefore, Storm Water Engineering does not support these variance requests.

Please contact Joseph Sandoval, E.I.T. at 207-0183 or Robert Browning, P.E., C.F.M. at 207-5890 if you have any questions or require additional information.

WEB/js

**PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: 19 January 9, 2008

POTRANCO MARKET

#FPV 08-002

COUNCIL DISTRICT: 4

FERGUSON MAP GRID: 612 A-5

OWNER: Herbert L. Levin

ENGINEER: Pape Dawson Engineers, by Troy Dorman

CASE MANAGER: Ernest Brown, Planner (210) 207-5017

Location: 325 W. Loop 1604

Proposed Use: Commercial

APPLICANT'S REQUEST:

The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

DISCUSSION:

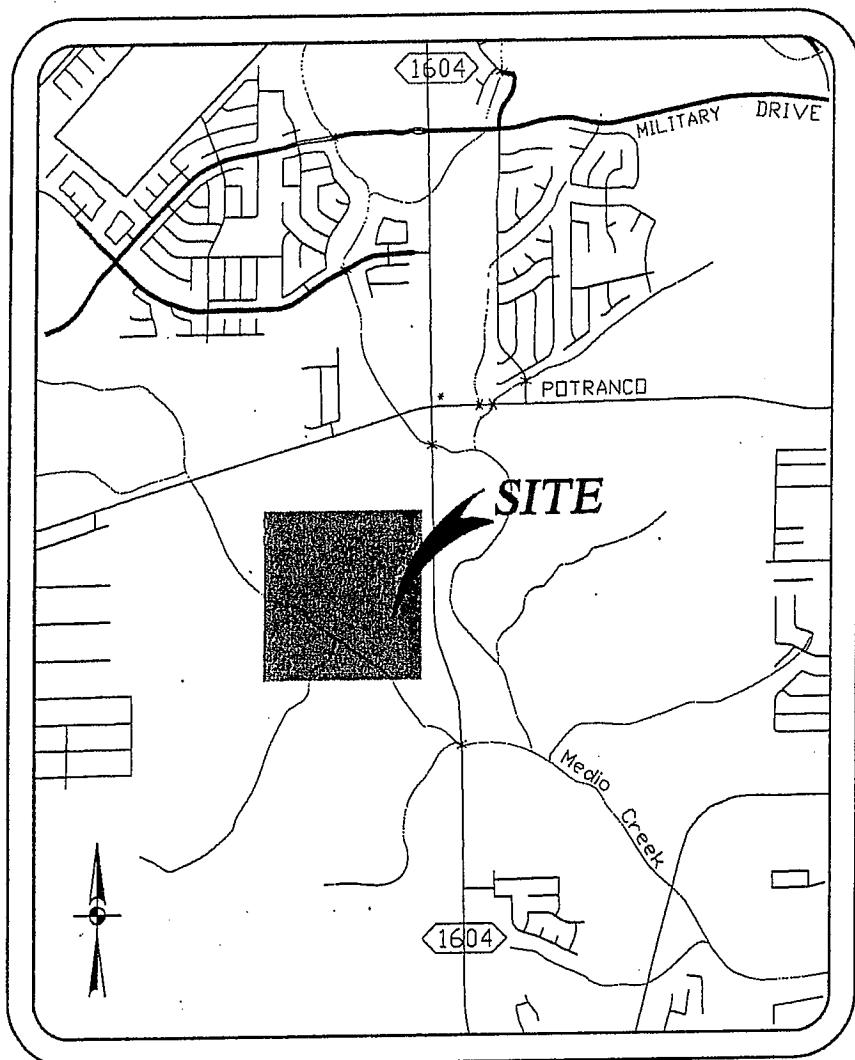
The Department of Public Works has responded to the variance request as indicated in their attached report and does object to the granting of the variance.

STAFF RECOMMENDATION:

The Director of Public Works recommend **disapproval** of the floodplain variance request for the following reasons:

The variance requested is from the UDC Appendix F- Subdivision C, Section A, paragraph (f)(21) which prohibits 100-year floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities in the overbank areas are less than 3 feet per second (fps).

The granting of this variance would be contrary to the intent of the City of San Antonio Floodplain ordinances, which is to preserve riverine floodplain areas in their natural condition.



LOCATION MAP
N.T.S.

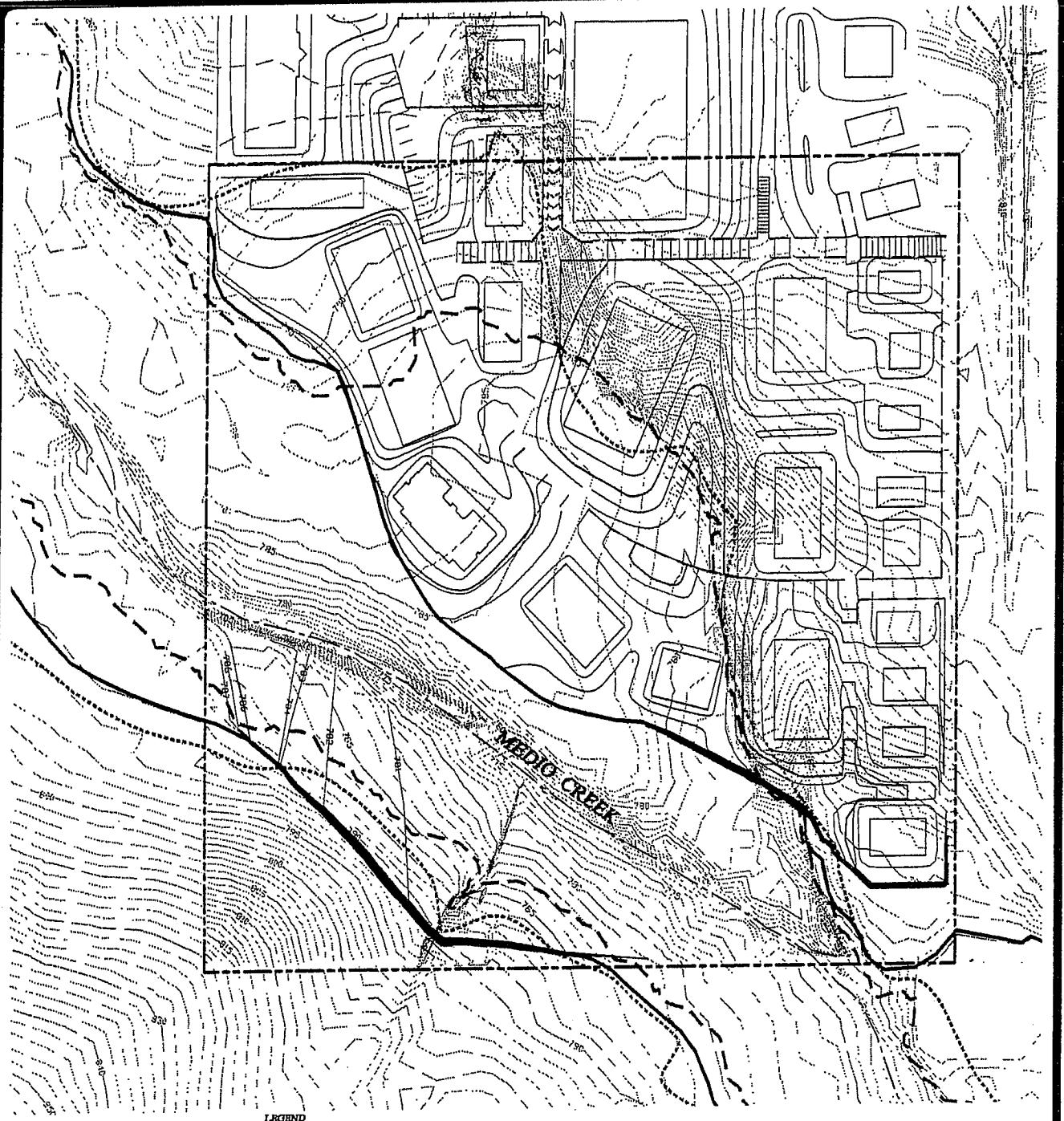
User ID: SPerry
Date: Oct 31 2007 5:57pm
File: P:\\SSY\\j310\\Design\\Civil\\Drainage\\TPS654101_ExhibitSDwg

JOB NO. 6543-01
DATE NOVEMBER 2007
DESIGNER SW
CHECKED TD DRAWN JR
SHEET 0.0

**POTRANCO MARKET
LOCATION MAP**

**PAPE-DAWSON
ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.373.9000
FAX: 210.373.9010



Date: Nov 01, 2007, 1:34pm User ID: JF-Joyner
File: P:\G3\JF\301\Design\Grd\Drainage\FP55-201 - EXHIBITS.dwg

JOB NO. 8549-01
DATE NOVEMBER 2007
DESIGNER SH
CHECKED TD DRAWN JR
SHEET 1.0

POTRANCO MARKET FLOODPLAIN WORKMAP

EXHIBIT 1

**PAPE-DAWSON
ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

October 31, 2007

Administrative Exception/Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S Alamo
San Antonio, TX 78204

Re: Potranco Market (Medio Creek) Conditional Letter of Map Revision (CLOMR)
Code Chapter 35, Appendix F, Subdivision C, Section A, (f)(21)

Dear COSA DSD:

In accordance with Section 35-F135 of the Floodplain Ordinance, we are requesting an administrative exception/variance to Subdivision C, Section A, paragraph (f)(21), which prohibits 100-year floodplain reclamation for properties where the depth is greater than three feet and the velocity is greater than three feet-per-second (fps). The site is located southwest of the intersection of FM 1604 and Potranco Rd. The project consists of approximately 200-acres and is bound by Portranco Rd to the north and FM 1604 to the east. Medio Creek bisects the site in a northwest to southeast direction. The floodplain is approximately 2000 feet long and defined by a vegetated region along the center Medio Creek channel. The overbank width ranges from 800 feet to 1800 feet wide and has previously been used for agricultural purposes. The proposed improvements will not impact the main channel, but will provide definition to the overbank areas. The amount of reclamation that is being considered is the minimum amount necessary to allow the client to develop the property. The following reasons are based on approval criteria outlined in Article IV, Section of 35-483(e):

If the applicant complies with provisions of these regulations as set out in the City of San Antonio Unified Development Code Appendix F (C) (A) (f), item (18) the applicant would not be able to make reasonable use of their property. Approximately 46.5 out of 200 acres (23%) would remain undeveloped due to the floodplain expanding to a wide and shallow channel within the applicant's property. By channelizing the flow to approximate the drainage pattern upstream and downstream from the site, the applicant is able to make use of their property.

As shown in the "Floodplain Workmap" provided in the flood study, the hardship is specific to this property and is not a hardship that is shared by surrounding property owners. Upstream and downstream from the limits of the study, the flow is confined to a localized channel. It is only

within the limits of the study that the flow expands out into a shallow, wide channel making 23% of land unavailable for development.

The attached table contains a comparison between the modeled 1% pre-project and post-project ultimate development water surface elevations and velocities. The column labeled "WSE Percent Difference" shows that the water surface elevations are all within 5% of the expected values (pre-project elevations). This is sufficient evidence to substantiate that the project will not increase floodplain elevations. All numerical models have some degree of error inherent in their calculation methods. Using algebraic differences of values from numerical models to determine compliance is inappropriate and does not conform to the standard practices of modern engineering or science. It should be noted that FEMA's criteria for matching a base flood elevation in Zone AE is ± 0.5 feet due to the agency's awareness and understanding of error in numerical approximations. The last column in the table compares the pre-project and post-project total velocity. The model does indicate increases in velocity within the project area; however, most of the increases involve velocities less than 6 feet per second (fps), which is allowable under the UDC, and are contained within the boundaries of the developer's property. At one cross-section (6339), the velocity is increased to slightly above 6 fps (6.11 fps), which is within the accuracy range of many flow meters. Cross-section 6339 is fully contained within the development and has a lower velocity than several of the pre-project cross-sections. The data indicates that the project would not negatively impact the ability of Medio Creek to convey flood flows, or negatively impact flooding upstream or downstream of the project.

Also as shown in the attached exhibit, the San Antonio River Authority (SARA) is proposing to revise the floodplain limits. The limits proposed by SARA, closely approximate the limits we are proposing at the northeastern and southwestern boundary of the project limits. We will deviate from the floodplain limits proposed by SARA, within the limits of the site to reclaim land so that the applicant can make use of their land. By improving the portion of Medio Creek that runs within the Potranco Market development the flood plain is shifted out of the field on the left bank and into an excavated area on the right bank. The proposal is consistent with past projects within the COSA and will be designed in a manner that accounts for hydrostatic and hydrodynamic forces that may accentuate erosion. The intended channel modifications satisfy the NFIP 44CFR60.3(b)(7), which requires that the flood carrying capacity within an altered or relocated portion of a watercourse be maintained. Although the water surface increases within the Potranco Market site, it also decreases and ties into the existing floodplain, creating no adverse impacts upstream and downstream of the proposed development.

- 1. If the applicant complies strictly with the provision of these regulations, he/she can make no reasonable use of his or her property:***

If the applicant complies, they cannot make reasonable use of their land.

Development Services Director
Potranco Market (Medio Creek)
October 31, 2007
Page 3 of 3

2. The hardship relates to the applicant's land, rather than personal circumstances:

This hardship relates to the land and not the applicants personal circumstances.

3. The hardship is unique, or nearly so, rather than one shared by many surrounding property owners:

This hardship relates specifically to this site and is not shared by the surrounding property owners.

4. The hardship is not the result of the applicant's own actions:

The hardship faced by the applicant, is not a result of their actions.

5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations:

If this variance is granted, it will not be injurious to other property and its effects will only affect the area within the project limits of the site.

We believe that despite the depth and velocity of the overbank areas are greater than what is allowed for in the UDC, the impacts of granting this variance would result in no adverse effects to the upstream or downstream floodplain due to development. We also believe that the project design is consistent with the goals and intent of Appendix F of the UDC (COSA Floodplain Ordinance). We appreciate your consideration of this request.

Sincerely,
Pape-Dawson Engineers, Inc.

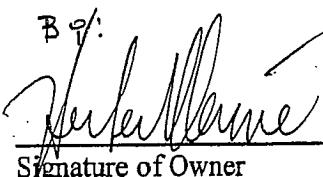


Troy Norman, Ph.D., P.E.
Vice President, Water Resources

Attachments

\pd16\p\6543\01\word\Letters\071029b1 - Variance Request.doc

LEVCAL LOOP 1604 LP
B9: LEVCAL LOOP 1604 GP LLC
ITS: GENERAL PARTNER

B9:


Signature of Owner

HERBERT L. LEWING, PRESIDENT

Comparison of 1% Annual Chance Pre- and Post-Project Hydraulic Conditions

| Cross-Section | Water Surface Elevation | | | | Velocity | | | |
|---------------|-------------------------|--------------|------------|--------|----------|--------------|------------|--------|
| | Existing | Post Project | Difference | Change | Existing | Post Project | Difference | Change |
| 8759 | 795.39 | 795.39 | 0.00 | 0% | 6.09 | 6.10 | 0.01 | 0% |
| 8366 | 793.98 | 793.97 | -0.01 | 0% | 5.52 | 5.53 | 0.01 | 0% |
| 7717 | 792.74 | 792.73 | -0.01 | 0% | 3.57 | 3.57 | 0.00 | 0% |
| 7494 | 791.95 | 791.90 | -0.05 | 0% | 4.54 | 4.74 | 0.20 | 4% |
| 6819 | 790.47 | 789.94 | -0.53 | 0% | 4.54 | 5.34 | 0.80 | 18% |
| 6590 | 790.10 | 789.30 | -0.80 | 0% | 4.29 | 5.20 | 0.91 | 21% |
| 6339 | 788.96 | 788.10 | -0.86 | 0% | 5.60 | 6.11 | 0.51 | 9% |
| 6179 | 787.35 | 787.37 | 0.02 | 0% | 7.59 | 6.41 | -1.18 | 16% |
| 5951 | 786.76 | 786.68 | -0.08 | 0% | 4.73 | 5.30 | 0.57 | 12% |
| 5719 | 785.93 | 786.20 | 0.27 | 0% | 4.82 | 5.12 | 0.30 | 6% |
| 5518 | 785.41 | 785.81 | 0.40 | 0% | 4.34 | 5.07 | 0.73 | 17% |
| 5343 | 785.14 | 785.48 | 0.34 | 0% | 3.55 | 4.68 | 1.13 | 32% |
| 5151 | 784.54 | 784.63 | 0.09 | 0% | 4.63 | 5.88 | 1.25 | 27% |
| 4956 | 784.08 | 784.06 | -0.02 | 0% | 4.13 | 5.22 | 1.09 | 26% |
| 4741 | 783.27 | 783.28 | 0.01 | 0% | 4.84 | 5.08 | 0.24 | 5% |
| 4500 | 782.45 | 782.44 | -0.01 | 0% | 4.83 | 4.96 | 0.13 | 3% |
| 4166 | 781.70 | 781.70 | 0.00 | 0% | 4.24 | 4.24 | 0.00 | 0% |
| 3777 | 781.27 | 781.27 | 0.00 | 0% | 3.59 | 3.60 | 0.01 | 0% |
| 3466 | 781.00 | 781.00 | 0.00 | 0% | 3.60 | 3.60 | 0.00 | 0% |
| 3017 | 780.52 | 780.52 | 0.00 | 0% | 4.22 | 4.22 | 0.00 | 0% |
| 2546 | 773.84 | 773.84 | 0.00 | 0% | 18.35 | 18.35 | 0.00 | 0% |
| 2524 | 775.30 | 775.30 | 0.00 | 0% | 6.94 | 6.94 | 0.00 | 0% |
| 2374 | Bridge | — | N/A | N/A | — | — | N/A | N/A |
| 2360 | 775.25 | 775.25 | 0.00 | 0% | 7.14 | 7.14 | 0.00 | 0% |
| 2301 | 774.74 | 774.74 | 0.00 | 0% | 8.01 | 8.01 | 0.00 | 0% |
| 2219 | 774.30 | 774.30 | 0.00 | 0% | 8.23 | 8.23 | 0.00 | 0% |

NOTE: All indicated values are from the 1% Annual Chance (100-year) Ultimate Development Flood Event

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence Sheet

TO: City of San Antonio Planning Commission
Murray H. Eman, Chairman *WEB 12/18/07*

FROM: W. Erwin Burden, P.E., C.F.M., City of San Antonio Floodplain Administrator

COPIES TO: W. Erwin Burden, P.E., C.F.M., file

SUBJECT: Floodplain Development Permit Variance Request: FPV 08-001; FPV 08-002
Potranco Market

DATE: December 17, 2007

Storm Water Engineering Division of Department of Public Works has reviewed two requests for variance to the floodplain requirements as submitted by Pape Dawson Engineers on behalf of their client LEVCAL Loop 1604, LP, for the above mentioned project. It is recommended that the variances be disapproved for the reasons cited below:

The first variance requested is from the UDC Appendix F – Subdivision C, Section A, paragraph (f)(18) which prohibits 100-year floodplain reclamation for properties where the upstream watershed drainage area is greater than 320 acres.

The second variance is requested from UDC Appendix F- Subdivision C, Section A, paragraph (f)(21) which prohibits 100-year floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities in the overbank area are less than 3 fps.

The granting of this variance would be contrary to the intent of the City of San Antonio Floodplain ordinances, which is to preserve riverine floodplain areas in their natural condition. Therefore, Storm Water Engineering does not support these variance requests.

Please contact Joseph Sandoval, E.I.T. at 207-0183 or Robert Browning, P.E., C.F.M. at 207-5890 if you have any questions or require additional information.

WEB/jjs

**PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: 20 January 9, 2008

LOCKHEED PARKING LOT ADDITION

#FPV 08-003

COUNCIL DISTRICT: OCL

FERGUSON MAP GRID: 649 C-3

OWNER: Port Authority of San Antonio, by Gil Vargas, P.E.

ENGINEER: MBC Engineers, Samuel B. Bledsoe, P.E.

CASE MANAGER: Ernest Brown, Planner (210) 207-5017

Location: 143 Billy Mitchell, Blvd. #6

Proposed Use: Commercial

APPLICANT'S REQUEST:

The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

DISCUSSION:

The Department of Public Works has responded to the variance request as indicated in their attached report and does object to the granting of the variance.

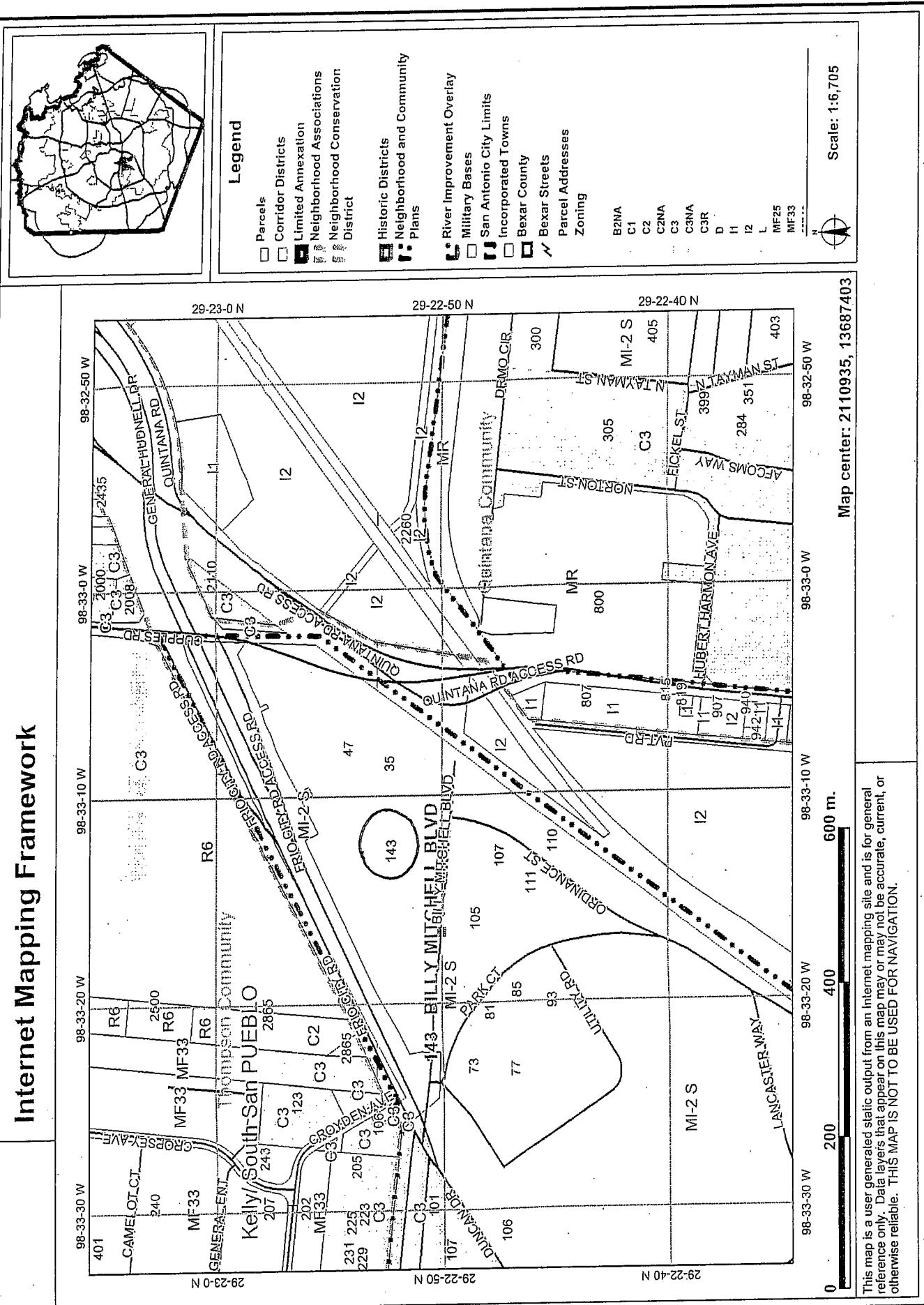
STAFF RECOMMENDATION:

The Director of Public Works recommends **disapproval** of the floodplain variance request for the following reasons:

The variance requested is from the UDC Appendix F- Subdivision C, Section A, paragraph (f)(19). Parking lot construction is not allowed where water depths exceed 6"; and Section (f)(26), unflooded vehicular access must be available to development from a public street.

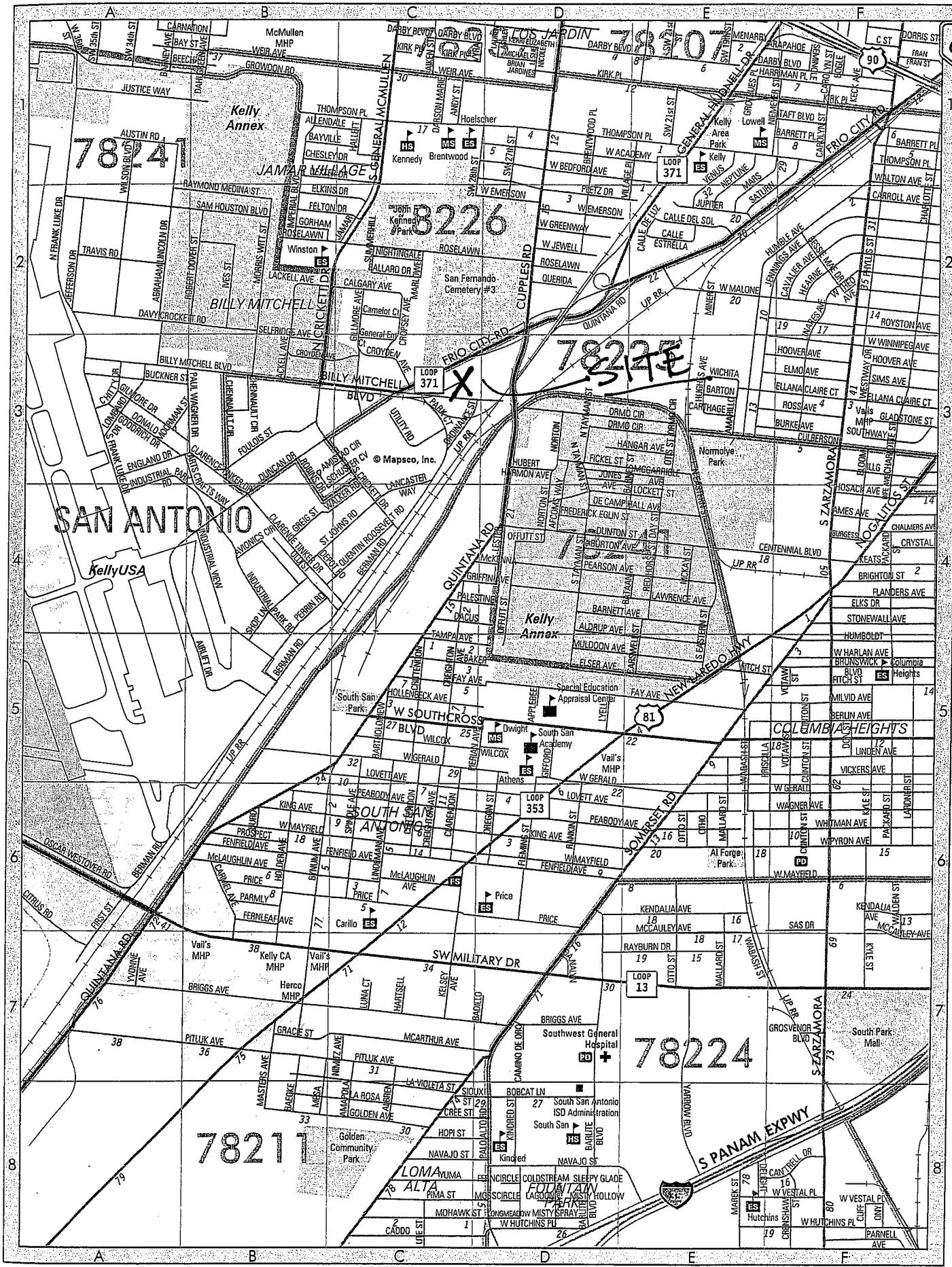
The proposed construction will pose a threat to public safety in the occurrence of a flood event. Alternative locations for the parking facility have not been fully explored.

Internet Mapping Framework



CONTINUED ON MAP 615

649



CONTINUED ON MAP 650

SCALE IN MILES

0 1/8 1/4 3/8 1/2

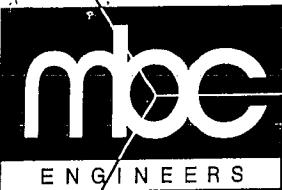
CONTINUED ON MAP 681

SCALE IN FEET

0 1000 2000 3000

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MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LANDSURVEYORS



1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

SERVICES

2007 NOV 21 P 2:25

November 21, 2007

Mr. Roderick Sanchez, AICP
City of San Antonio
Development Services Department
1901 S. Alamo Street
San Antonio, Texas 78205

RE: Lockheed Parking Lot Addition

Dear Mr. Sanchez,

On behalf of my client, Port Authority of San Antonio, I am requesting that the City of San Antonio grant me a variance to the construction of infrastructure improvements within flood plains, as prescribed under appendix "F" – Floodplains, Subdivision "C" – "Floodplain development permits, Section A (f) 19 – parking lot construction when water depths do not exceed 6 inches," and Section A (f) 26E, unflooded vehicular access "of the Unified Development Code. I would like to offer the following rationale for the request."

- Since the property is located in the 100-year FEMA flood plain, and the UDC specifically prohibits construction in the floodplain, the applicant cannot make reasonable use of his property if he complies with the provisions of the UDC.
- The hardship relates to the land rather than personal circumstances since the location of the property in the floodplain has prevented the issuance of the required building permits.
- The hardship is unique in that Lockheed's facility has always been in the floodplain since it was constructed by the Air Force when Kelly AFB was operational.
- The hardship is not the result of the applicant's own actions. The engine test facility was located in the floodplain when Lockheed acquired the property.

- The granting of this variance will not be injurious to other property owners in the area. The effect of this proposed construction will not raise the water surface in Leon Creek and will not create any noticeable adverse affects downstream.

This facility has operated at its present location for 52 years, originally as part of Kelly AFB. It was acquired by Lockheed in 1999 and has been in operation since then. The Port Authority and Lockheed both know that this building and surrounding area are located in the floodplain and understand the consequences of operating their facilities in this location.

Kelly AFB was built over an 80 year period, beginning 1916. Construction was generally dictated by Defense Department Requirements and accomplished in accordance with Federal Standards in place at the time. It is not likely that the current infrastructure at Kelly meets the design standards outlined in today's UDC. In order for the Port to develop Kelly into a vibrant commercial and industrial enterprise that will continue to be an asset to San Antonio, there must be an understanding by all involved regarding construction standards and how they will be applied. Although this is a flood plain issue, the facility has operated successfully in this location for years, and all parties are aware of the potential drainage problems.

Any considerations and approvals you may wish to extend will be greatly appreciated. For your information, we looked at other locations for the parking lot addition, but the only available area adjacent to the site is being used by the Air Force for water treatment operations. The required payment of \$350.00 is enclosed. Also included is a copy of the flood plain development permit for this project which has been denied by the flood plain administrator. If you have any questions or need additional information, please let me know.

Sincerely,

MACINA · BOSE · COPELAND AND ASSOCIATES



SAMUEL B. BLEEDSOE, P.E.

#19611-1068
SBB/yd



CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence Sheet

TO: Donna Schueling, Planning Commission II, Planning Department
FROM: W. Erwin Burden, P.E., C.F.M., Department of Public Works *W.E.B. 12/13/07*
COPIES TO: Robert Browning, P.E., C.F.M., file
SUBJECT: Floodplain Development Permit Variance Request –
Lockheed Parking Lot Addition , FPV DB-O 03
DATE: December 3, 2007

3B
12/17/07
Storm Water Engineering Division of Department of Public Works has reviewed the request for variances from floodplain ordinances as submitted by Macina, Bose, and Copeland & Associates on behalf of their client Bruce Miller for the above mentioned project. It is recommended by the Department of Public Works that the variance to NOT be approved for the reasons cited below.

The variance requested is from UDC Appendix F, Subdivision C, Section A:

(f)(19) - Parking lot construction [is not allowed] where water depths exceed 6".

And

(f)(26) - Unflooded vehicular access must be available to the development from a public street.

Public Works is not in support these variances because:

- The proposed construction will pose a threat to public safety in the occurrence of a flood event.
- Alternative locations for the parking facility have not been fully explored.

Please contact Cindy Lugo, E.I.T. at 207-0567 or Robert Browning, P.E., C.F.M. at 207-5890 if you have any questions or require additional information.

*Annabel Bob
12/13/07*

**PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST**
AGENDA ITEM NO: 21 January 9, 2008

MYSTIC PLAZA

#FPV 08-005

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 547, D-6

OWNER: Dr. Martin T. Do

ENGINEER: Givler Engineering, Inc., by L. David Givler, MSCE, P.E.

CASE MANAGER: Ernest Brown, Planner (210) 207-5017

Location: 8797 E. Bandera Road

Proposed Use: Commercial

APPLICANT'S REQUEST:

The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

DISCUSSION:

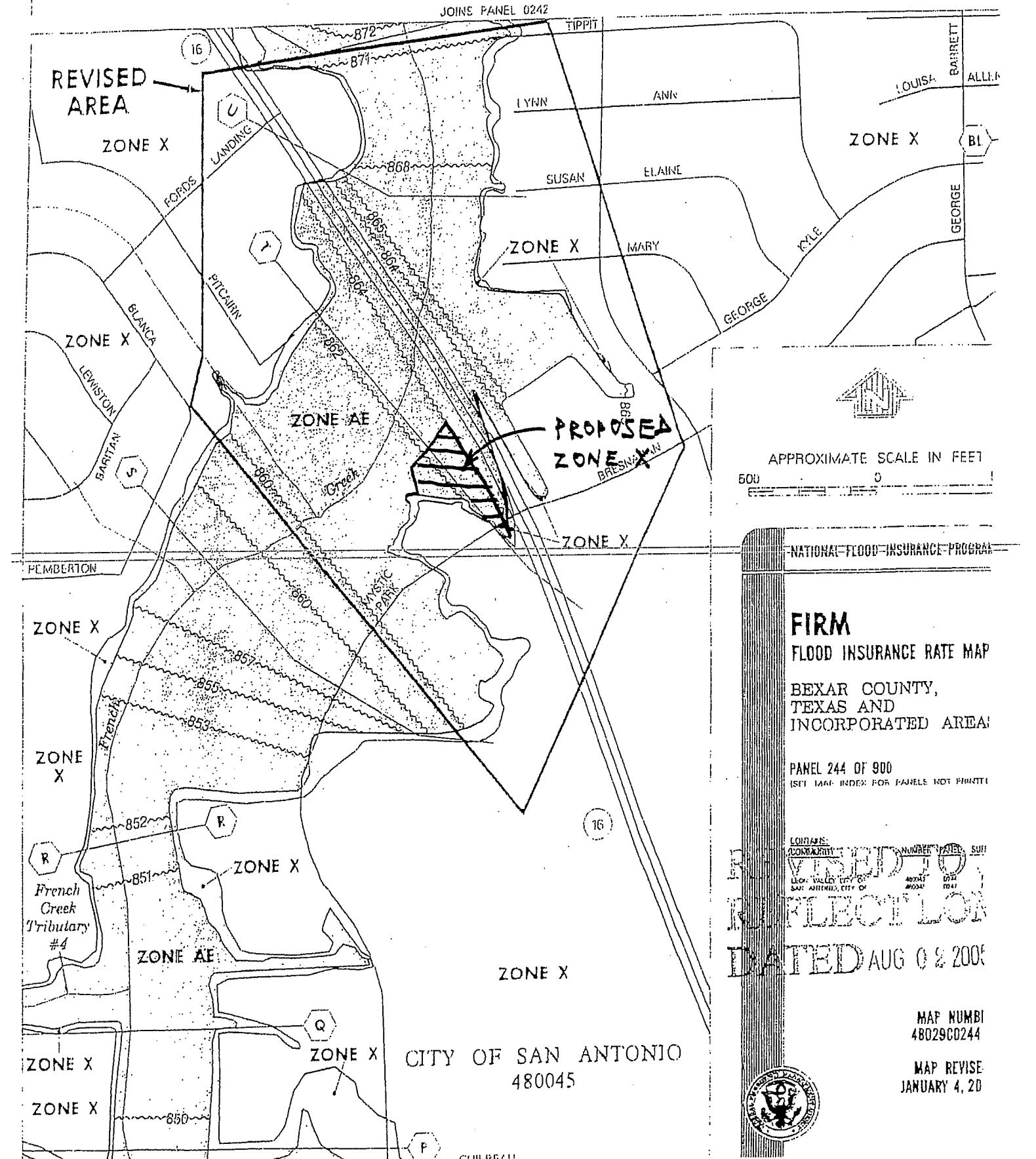
The Department of Public Works has responded to the variance request as indicated in their attached report and does support the granting of the variance.

STAFF RECOMMENDATION:

The Director of Public Works does recommend approval of the floodplain variance request for the following reasons:

The variance requested is from the UDC Appendix F- Subdivision C, Section A, paragraph (f)(18) which prohibits 100-year floodplain reclamation for properties where upstream watershed drainage area is greater than 320 acres.

The granting of this variance will not adversely affect property owners in this proposed area of development. The proposed improvements to this 4-acre tract of land will not increase the risk to public safety.





Givler Engineering, Inc.
2161 NW Military Highway, Suite 114
San Antonio, Texas 78213

FPV 08-005

FPV 08-006

November 28, 2007

Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

Re: Mystic Plaza, 8797 E. Bandera Road
UDC Appendix F, Subdivision C, Section A
GE Project No. DOBUI-001
Environmental Variance

Dear CoSA Development Services Department:

We respectfully wish to request a variance regarding Appendix F, Subdivision C, Section A of the Unified Development Code (UDC) with regard to the Mystic Plaza project located at 8797 East Bandera Road. The existing property measures 4 acres, is zoned commercial, and is currently undeveloped. The project proposes to place fill in a portion of the FEMA floodplain, which is caused by the waters of French Creek along the northwest side of the property. The fill would reclaim approximately 1 acre of the property from the floodplain and would be used as a building pad for a commercial/office complex, elevating all proposed improvements safely above the 100-year flood elevation.

Referenced portions of the UDC state that development is allowable within the regulatory floodplain for:

- (f) (18) 100-year floodplain reclamation where the watershed drainage area is less than 320 acres
- (f) (21) 100-year floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities are less than 3 fps.

The project requires a variance because:

- (f) (18) the drainage area for French Creek at the project location measures 7.98 sq. miles or 5,107 acres which exceeds the maximum UDC threshold of 320 acres and
- (f) (21) the flood depth at the upstream end of the proposed fill is 3.27 feet, which slightly exceeds the maximum UDC threshold of 3 feet.

The intent of the referenced codes is to prevent fill from being placed in the floodplain in such a manner that would interfere with the conveyance of flood waters and cause flooding or erosion problems at other locations. The requested variance is appropriate and would not violate the spirit or intent of the UDC because the proposed fill location is in an **ineffective flow area**. This is an area that is inundated during flood events, yet does not pass any significant velocity or flow. Therefore, filling in this area would not impact the conveyance capacity of the creek and would not have a detrimental impact on flood levels or erosion. The CLOMR request, submitted previously by Givler Engineering, Inc.; provides computer models which demonstrate that there are no adverse impacts.

Please note that the applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety, and public welfare. In fact, the project does not propose any adverse floodplain impacts.

Please note also that the public interest in creating opportunities for more jobs and in increasing the tax base outweighs the public interest in strictly conforming to the UDC in this particular case. This case presents an

November 28, 2007

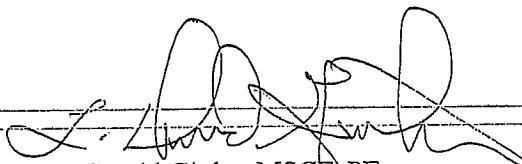
exception where strict conformance would be detrimental because it would prevent beneficial development and would fail to provide any clear benefit.

Please note further:

- Strict compliance with the provisions of the referenced regulations would prevent the very development that the zoning is intended to permit. There simply would not be enough room on the property to develop a commercial site.
- The variance is requested to address a hardship that relates to the applicant's land, not to the applicant's personal circumstances.
- The hardship is unique. Although many properties are located in floodplains, this particular property is one of a few that are located in the ineffective flow area of a floodplain. It is, therefore, unique in that it can be filled without detrimentally impacting the floodplain.
- The hardship is not the result of the applicant's own actions. The applicant has not modified or changed the land. The hardship is the result of the natural lay of the land and the natural flooding characteristics of French Creek.
- The granting of the exception will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with the UDC. The requested variance will not impose hardships on nearby properties. In fact, the development that would be permitted through the variance should encourage further business development in the area.

In our opinions as the owner and the professional engineer, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public. We hope that you find this request clear and helpful. Please do not hesitate to contact us if you have any questions.

Sincerely,



Dr. Martin T. Do
Applicant/Owner

L. David Givler, MSCE, PE
Owner's Consulting Engineer
Givler Engineering, Inc.

Attachments: CoSA Comment Letter (denying Floodplain Development Permit and supporting Variance Request, 2 pgs.) and Excerpt of CLOMR Submittal (already reviewed by CoSA, 6 pgs.)

| | | |
|--|---|---------------------------------|
| <u>For Office Use Only:</u> | AEVR #: | Date Received: |
| <u>DSD - Director Official Action:</u> | | |
| <input type="checkbox"/> APPROVED | <input type="checkbox"/> APPROVED W/ COMMENTS | <input type="checkbox"/> DENIED |
| Signature: | Date: | |
| Printed Name: | Title: | |
| Comments: | | |
| | | |



CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence Sheet

TO: City of San Antonio Planning Commission
Murray H. Eman, Chairman

FROM: W. Erwin Burden, P.E., C.F.M., City of San Antonio Floodplain Administrator

COPIES TO: W. Erwin Burden, P.E., C.F.M., file *W.EB 12/18/07*

SUBJECT: Floodplain Development Permit Variance Request: FPV 08-005; FPV 08-006
Mystic Plaza

DATE: December 17, 2007

Storm Water Engineering Division of Department of Public Works has reviewed two requests for variance to the floodplain requirements as submitted by Givler Engineering, Inc. on behalf of their client Dr. Martin T. Do, for the above mentioned project. It is recommended that the variances be approved for the reasons cited below:

The first variance requested is from UDC Appendix F- Subdivision C, Section A, paragraph (f)(18) which prohibits 100-year floodplain reclamation for properties where the upstream watershed drainage area is greater than 320 acres.

The second variance is requested from UDC Appendix F- Subdivision C, Section A, paragraph (f)(21) which prohibits 100-year floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities in the overbank area are less than 3 fps.

The granting of this variance will not adversely affect property owners in this proposed area of development. Moreover, the proposed improvements to this 4-acre tract of land will not increase the risk to public safety. Therefore, Storm Water Engineering does support these variance requests.

Please contact Joseph Sandoval, E.I.T. at 207-0183 or Robert Browning, P.E., C.F.M. at 207-5890 if you have any questions or require additional information.

WEB/s

**PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: 22 January 9, 2008

MYSTIC PLAZA

#FPV 08-006

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 547 D-6

OWNER: Dr. Martin T. Do

ENGINEER: Givler Engineering, Inc., by L. David Givler, MSCE, P.E.

CASE MANAGER: Ernest Brown, Planner (210) 207-5017

Location: 8797 E. Bandera Road

Proposed Use: Commercial

APPLICANT'S REQUEST:

The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

DISCUSSION:

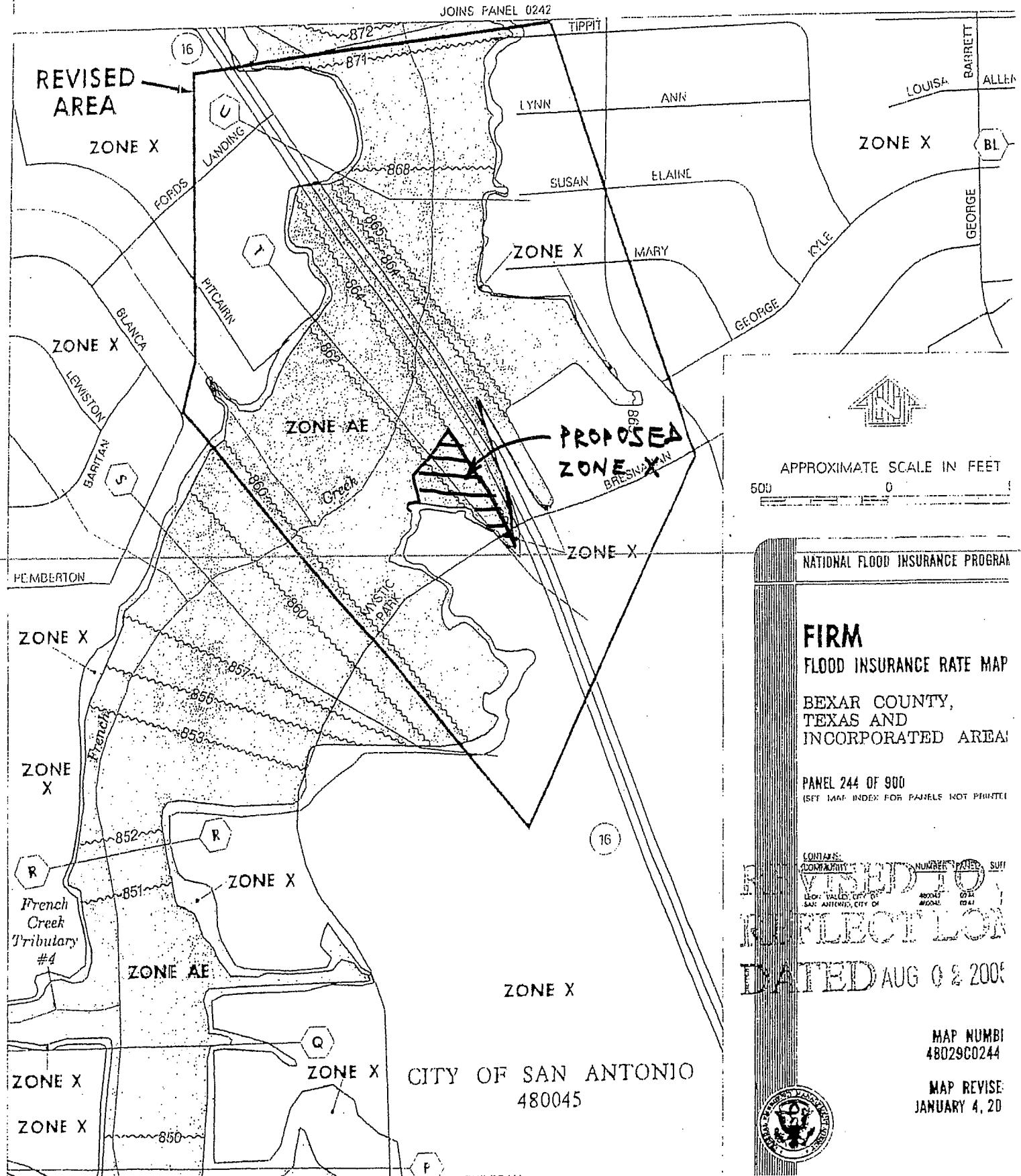
The Department of Public Works has responded to the variance request as indicated in their attached report and does support the granting of the variance.

STAFF RECOMMENDATION:

The Director of Public Works does recommend approval of the floodplain variance request for the following reasons:

The variance requested is from the UDC Appendix F- Subdivision C, Section A, paragraph (f)(21) which prohibits 100-year floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities in overbank areas are less than 3 feet per second (fps).

The granting of this variance will not adversely affect property owners in this proposed area of development. The proposed improvements to this 4-acre tract of land will not increase the risk to public safety.



FPV 08-005



Givler Engineering, Inc.
2161 NW Military Highway, Suite 114
San Antonio, Texas 78213

FPV 08-006

November 28, 2007

Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

Re: Mystic Plaza, 8797 E. Bandera Road
UDC Appendix F, Subdivision C, Section A
GE Project No. DOBUI-001
Environmental Variance

Dear CoSA Development Services Department:

We respectfully wish to request a variance regarding Appendix F, Subdivision C, Section A of the Unified Development Code (UDC) with regard to the Mystic Plaza project located at 8797 East Bandera Road. The existing property measures 4 acres, is zoned commercial, and is currently undeveloped. The project proposes to place fill in a portion of the FEMA floodplain, which is caused by the waters of French Creek along the northwest side of the property. The fill would reclaim approximately 1 acre of the property from the floodplain and would be used as a building pad for a commercial/office complex, elevating all proposed improvements safely above the 100-year flood elevation.

Referenced portions of the UDC state that development is allowable within the regulatory floodplain for:

- (f) (18)-100-year floodplain reclamation where the watershed drainage area is less than 320 acres
- (f) (21) 100-year floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities are less than 3 fps.

The project requires a variance because:

- (f) (18) the drainage area for French Creek at the project location measures 7.98 sq. miles or 5,107 acres which exceeds the maximum UDC threshold of 320 acres and
- (f) (21) the flood depth at the upstream end of the proposed fill is 3.27 feet, which slightly exceeds the maximum UDC threshold of 3 feet.

The intent of the referenced codes is to prevent fill from being placed in the floodplain in such a manner that would interfere with the conveyance of flood waters and cause flooding or erosion problems at other locations. The requested variance is appropriate and would not violate the spirit or intent of the UDC because the proposed fill location is in an **ineffective flow area**. This is an area that is inundated during flood events, yet does not pass any significant velocity or flow. Therefore, filling in this area would not impact the conveyance capacity of the creek and would not have a detrimental impact on flood levels or erosion. The CLOMR request, submitted previously by Givler Engineering, Inc.; provides computer models which demonstrate that there are no adverse impacts.

Please note that the applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety, and public welfare. In fact, the project does not propose any adverse floodplain impacts.

Please note also that the public interest in creating opportunities for more jobs and in increasing the tax base outweighs the public interest in strictly conforming to the UDC in this particular case. This case presents an

November 28, 2007

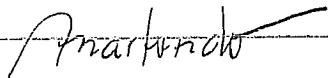
exception where strict conformance would be detrimental because it would prevent beneficial development and would fail to provide any clear benefit.

Please note further:

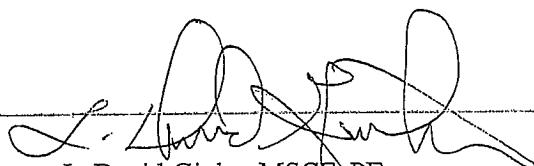
- Strict compliance with the provisions of the referenced regulations would prevent the very development that the zoning is intended to permit. There simply would not be enough room on the property to develop a commercial site.
- The variance is requested to address a hardship that relates to the applicant's land, not to the applicant's personal circumstances.
- The hardship is unique. Although many properties are located in floodplains, this particular property is one of a few that are located in the ineffective flow area of a floodplain. It is, therefore, unique in that it can be filled without detrimentally impacting the floodplain.
- The hardship is not the result of the applicant's own actions. The applicant has not modified or changed the land. The hardship is the result of the natural lay of the land and the natural flooding characteristics of French Creek.
- The granting of the exception will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with the UDC. The requested variance will not impose hardships on nearby properties. In fact, the development that would be permitted through the variance should encourage further business development in the area.

In our opinions as the owner and the professional engineer, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public. We hope that you find this request clear and helpful. Please do not hesitate to contact us if you have any questions.

Sincerely,



Dr. Martin T. Do
Applicant/Owner



L. David Givler, MSCE, PE
Owner's Consulting Engineer
Givler Engineering, Inc.

Attachments: CoSA Comment Letter (denying Floodplain Development Permit and supporting Variance Request, 2 pgs.) and Excerpt of CLOMR Submittal (already reviewed by CoSA, 6 pgs.)

| | | |
|--|---|---------------------------------|
| <u>For Office Use Only:</u> | AEVR #: | Date Received: |
| <u>DSD - Director Official Action:</u> | | |
| <input type="checkbox"/> APPROVED | <input type="checkbox"/> APPROVED W/ COMMENTS | <input type="checkbox"/> DENIED |
| Signature: | Date: | |
| Printed Name: | Title: | |
| Comments: | | |
| | | |



CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence Sheet

TO: City of San Antonio Planning Commission
Murray H. Eman, Chairman

FROM: W. Erwin Burden, P.E., C.F.M., City of San Antonio Floodplain Administrator

COPIES TO: W. Erwin Burden, P.E., C.F.M., file *WEB 12/18/07*

SUBJECT: Floodplain Development Permit Variance Request: FPV 08-005; FPV 08-006
Mystic Plaza

DATE: December 17, 2007

Storm Water Engineering Division of Department of Public Works has reviewed two requests for variance to the floodplain requirements as submitted by Givler Engineering, Inc. on behalf of their client Dr. Martin T. Do, for the above mentioned project. It is recommended that the variances be approved for the reasons cited below:

The first variance requested is from UDC Appendix F- Subdivision C, Section A, paragraph (f)(18) which prohibits 100-year floodplain reclamation for properties where the upstream watershed drainage area is greater than 320 acres.

The second variance is requested from UDC Appendix F- Subdivision C, Section A, paragraph (f)(21) which prohibits 100-year floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities in the overbank area are less than 3 fps.

The granting of this variance will not adversely affect property owners in this proposed area of development. Moreover, the proposed improvements to this 4-acre tract of land will not increase the risk to public safety. Therefore, Storm Water Engineering does support these variance requests.

Please contact Joseph Sandoval, E.I.T. at 207-0183 or Robert Browning, P.E., C.F.M. at 207-5890 if you have any questions or require additional information.

WEB/js

**PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST**

AGENDA ITEM NO: 23 January 9, 2008

CIELO VISTA

#FPV 08-007

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 479 E-2

OWNER: Leon Springs Associates, LLC, by Daniel Jacob

ENGINEER: Matkin-Hoover Engineering, by Jeffrey D. Carroll

CASE MANAGER: Ernest Brown, Planner (210) 207-5017

Location: 9211 Lookout Mesa

Proposed Use: Commercial

APPLICANT'S REQUEST:

The applicant has requested a variance to the flood plain requirement in conjunction with the building permit process.

DISCUSSION:

The Department of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variance.

STAFF RECOMMENDATION:

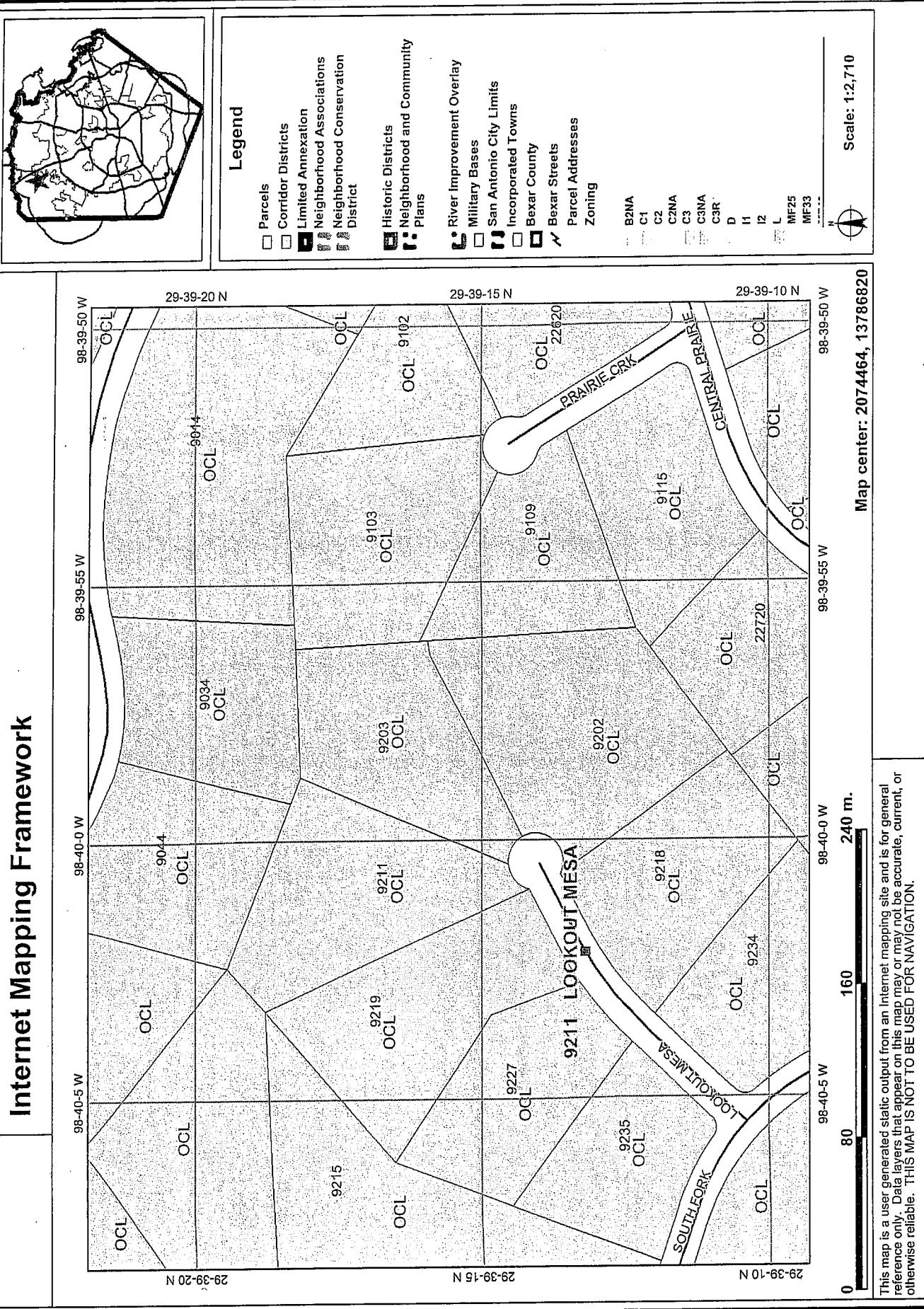
The Director of Public Works does recommend approval of the floodplain variance request for the following reasons:

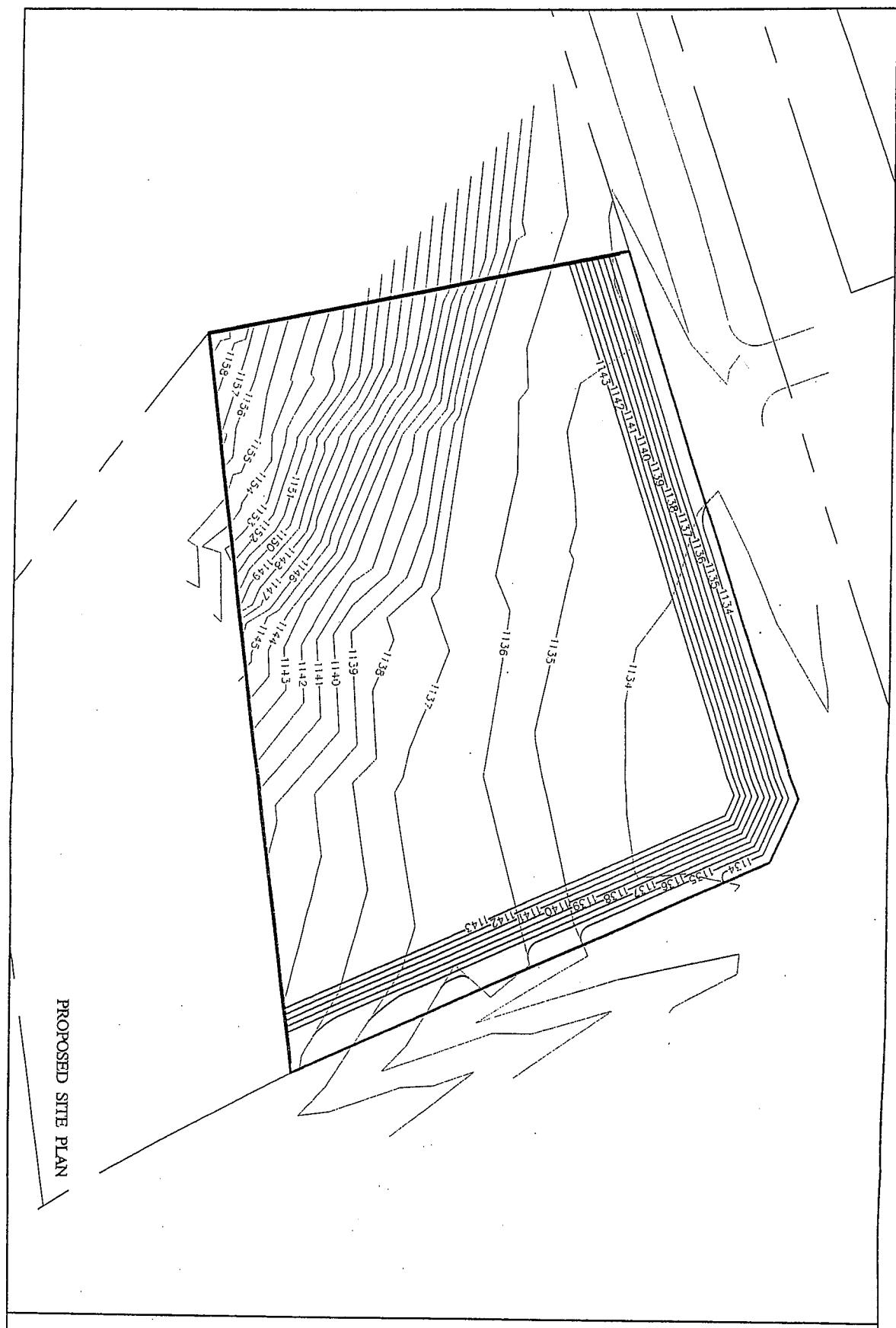
The variance requested is from the UDC Chapter 35, Appendix F- Subdivision C, Section A, paragraph (f)(21) which prohibits 100-year floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities in overbank areas are less than 3 feet per second (fps):

And Chapter 35, Appendix F, Subdivision C, Section A, (f)(26) E, unflooded vehicular access must be available to the development from a public street.

Analyses submitted by Matkin-Hoover Engineering and Surveying indicate that the proposed will not increase adjacent floodplain water-surface elevations and will therefore not have an adverse impact to habitable structures or drainage systems downstream.

Internet Mapping Framework





GRADING PLAN

1" = 50'



December 12, 2007

Administrative Exception / Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

Re: Cielo Vista Subdivision - CI.OMR - F
Project No: LC5296
Appendix F, Subdivision C, Section A (f) (26E)

Variance Request

Dear COSA DSID,

This is a 2.144 acre site is located at the southwest corner of Interstate Highway 10 and Cielo Vista. The proposed use for the site is commercial. We are requesting a variance to appendix F, subdivision C, section A (f) (26E) in the San Antonio UDC; which states that "unflooded vehicular access must be available to the development from a public street".

The site is currently located in the Leon Creek floodplain in an ineffective flood area. The proposed building will have a minimum finished floor elevation of 1143 ft. This finished floor exceeds the WSEL for existing and proposed conditions both at 1140.57 feet. The proposed fill will not raise the flood elevation on neighboring sites as the site is located in ineffective flood area. This site will be a commercial site which will not require access during a 100 year flood event.

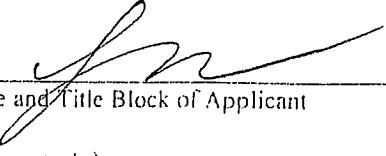
Because this project meets the following requirements this site is eligible for a variance request:

- If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
- The hardship relates to the applicant's land, rather than personal circumstances; and
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
- The hardship is not the result of the applicant's own actions; and
- The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

In our professional opinion, the proposed administrative variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.



Sincerely,



Signature and Title Block of Applicant

Attachments (s)

Signature of Owner (if applicable)

| | | |
|-----------------------------------|--|---------------------------------|
| <u>For Office Use Only:</u> | AEVR #: | Date Received: |
| DSD - Director Official Action: | | |
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Comments | <input type="checkbox"/> Denied |
| Signature: | Date: | |
| Printed Name: | Title: | |
| Comments: <hr/> <hr/> | | |

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence Sheet

TO: City of San Antonio Planning Commission
Murray H. Van Eman, Chairman

FROM: W. Erwin Burden, P.E., C.F.M., Floodplain Administrator,
Public Works Dept. 

COPIES TO: Robert Browning, P.E., C.F.M., file

SUBJECT: Floodplain Development Permit Variance Request –
Cielo Vista Subdivision

DATE: December 10, 2007

Storm Water Engineering Division of Department of Public Works has reviewed the request for variances from floodplain ordinances as submitted by Matkin-Hoover Engineering on behalf of their client Daniel Jacob for the above mentioned project. It is recommended by the Department of Public Works that this variance to the UDC be approved for the reasons cited below.

1. The subject Floodplain Development permit does not meet the following City of San Antonio Unified Development Code (UDC) requirements:

- Chapter 35, Appendix F, Subdivision C, Section A, (f) (21) –[Where watershed drainage areas are greater than three hundred and twenty (320) acres] one hundred-year floodplain reclamation is not allowed in overbank areas where flood depths exceed three feet (3') or where flood velocities are greater than three (3) fps.
- Chapter 35, Appendix F, Subdivision C, Section A, (f) (26) E – Unflooded vehicular access must be available to the development from a public street.

2. A variance to the above UDC sections will be required prior to Public Works issuance of the requested Floodplain Development Permit.

3. Public Works would support this variance because:

- Analyses submitted by Matkin-Hoover Engineering and Surveying indicate that the proposed will not increase adjacent floodplain water-surface elevations and will therefore not have an adverse impact to habitable structures or drainage systems downstream.

Please contact Bret Spence, E.I.T. at 207-0556 or Robert Browning, P.E., C.F.M. at 207-5890 if you have any questions or require additional information.

Agenda Item 24

CITY OF SAN ANTONIO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

TO: Planning Commission
FROM: T.C. Broadnax, Interim Director, Planning and Community Development Department
SUBJECT: Consideration of a resolution regarding the disannexation of Southside Initiative Areas from Limited Purpose Status
DATE: January 9, 2008

SUMMARY AND RECOMMENDATIONS

This is a request for a public hearing and consideration of a resolution regarding the disannexation of Southside Initiative Study Areas 1 (with the exception of a 532.59-acre property known as Crosswinds at Southlake Special Improvement District), 4, 6 and 7 (the Southside expansion area). Staff requests that the Planning Commission recommends approval of the disannexation to the City Council.

BACKGROUND INFORMATION

On August 22, 2002, City South, which consisted of six areas comprising approximately 57 square miles (36,480 acres), was added to the City of San Antonio's 2003 Three-Year Annexation Plan. These areas were annexed for limited purposes on January 5, 2003. The Southside Expansion Area, also referred to as Area 7, was added to the Three-Year Annexation Plan on August 1, 2004. A Regulatory Plan for each respective area, which extended health, safety and welfare codes and stated the date for full purpose annexation of each area, was adopted as part of the requirements for limited purpose annexation. The Texas Local Government Code specifies that the date for full purpose annexation must be within three years of the limited purpose annexation.

On December 15, 2005, the City Council annexed the Southside Initiative Areas 2 and 3 for full purposes, effective January 5, 2006; Area 2 includes the Toyota Motor Manufacturing site. Areas that were not annexed for full purposes include Southside Initiative Areas 1, 4, 5, 6 and 7, which remained in limited purpose annexation status.

On May 15, 2006, a petition for the creation of a public improvement district (PID) named Crosswinds at Southlake Special Improvement District was submitted to the Bexar County Commissioners Court. This mixed-use project, comprised of approximately 532.59 acres, is located at the southwest intersection of State Highway 16 and Watson Road, within Southside

Area 1. On June 26, 2007, City Council approved a development agreement, which extended the limited purpose annexation status of South Lake Development Project Area and set the date for full purpose annexation until December 31, 2035. This agreement provides the City with the ability to extend and enforce land use and development regulations, provide infrastructure, and authorize enforcement of environmental regulations.

Meanwhile, on February 8, 2007, as a result of a court order for the City to annex for full purpose status or disannex Southside Initiative Area 5 from the limited-purpose annexation status, the City Council disannexed Area 5. At that time, neither an annexation or disannexation schedule was determined for any of the remaining limited-purpose areas.

| On June 14, 2007, the City Council approved an inter-local agreement between the City of San Antonio and the City South Management Authority (CSMA) for the City to provide zoning and plan amendment services as applicable within the CSMA's jurisdiction boundaries. This inter-local agreement authorizes the Development Services Department as the public's contact for receipt of all zoning applications with the same organizations and processes in place today, as well as the Planning and Community Development Department for receipt of all plan amendment applications, with exceptions. The Agreement further provides that inside the City's corporate limits and limited purpose annexed areas, the CSMA Board (CSMAB) shall provide concurrent recommendations with the City's Zoning Commission and Planning Commission to City Council, and provide input to the City's Board of Adjustments. In addition, the agreement requires the City to provide the CSMAB with a schedule for consideration of the disannexation of Southside Initiative Areas.

Upon disannexation, these Southside Initiative Areas consisting of approximately 35.6 square miles will revert to Extraterritorial Jurisdiction (ETJ) status and platting requirements from the Unified Development Code will continue to apply.

On October 18th, City Council approved the following disannexation schedule:

- Publish notification of Public Hearing - December 28, 2007
- Publication of Ordinance - January 8, 2008
- Planning Commission - January 9, 2008
- First Public Hearing - January 10, 2008
- Second Public Hearing - January 17, 2008
- Council Consideration of Ordinance - February 7, 2008
- Effective Disannexation Date - March 1, 2008



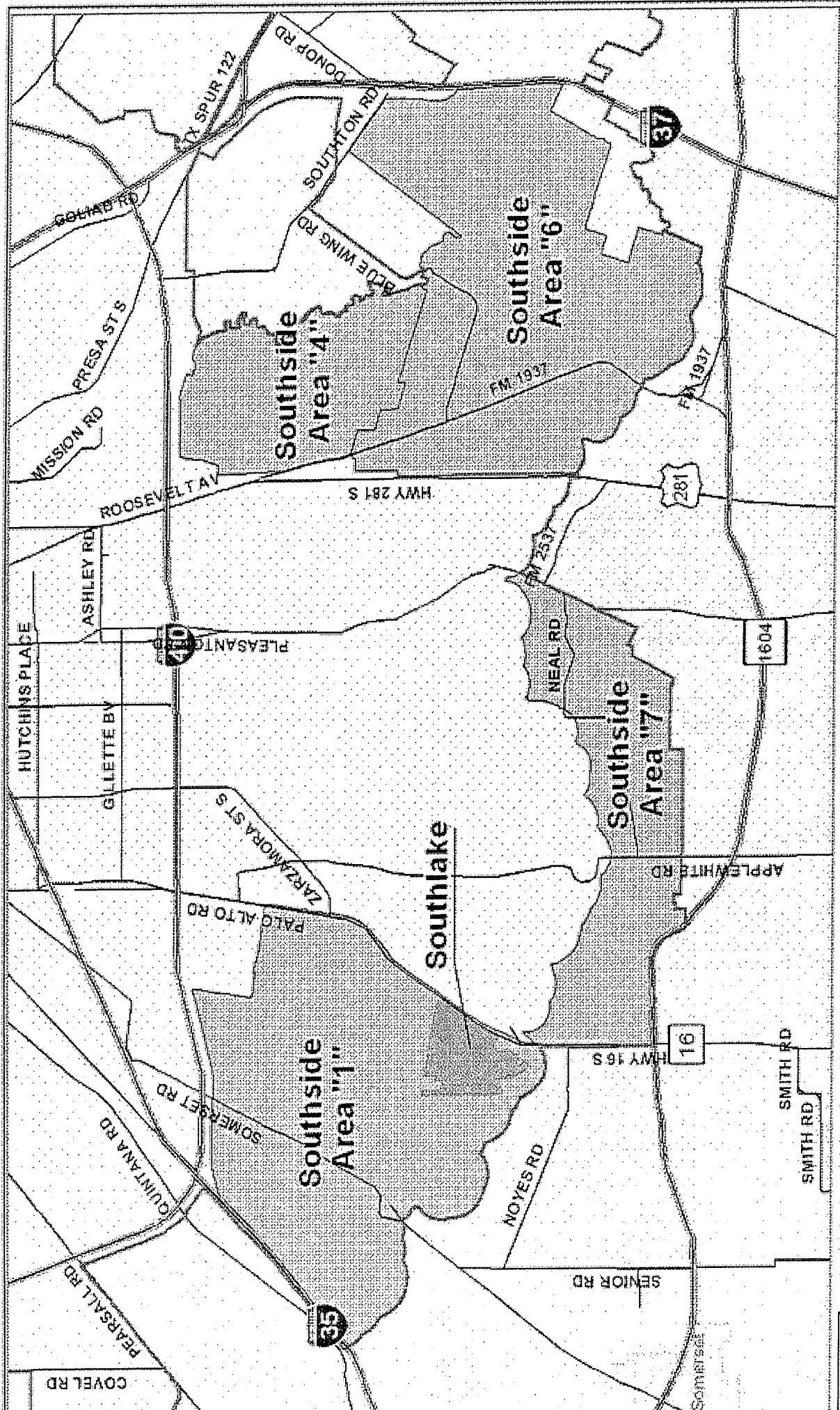
City of San Antonio
Planning and Community
Development Department
City Council, City Manager,
and City Staff
2010 Strategic Plan
2010-2014 Capital Improvement
Program

City of San Antonio Proposed Disannexation of Southside Initiative Limited Purpose Annexation Areas

Map showing proposed limited purpose annexation areas and disannexation areas in Southside, San Antonio, Texas. The map includes major roads such as I-35, Hwy 281 S, Hwy 16 S, Hwy 1604, Hwy 95 S, Hwy 190, and Hwy 281 N. Shaded areas represent annexation and disannexation zones. Southlake is shown to the north.



This map is a study map and is not a final map or recordable map. It is provided for reference purposes only.
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**SAN ANTONIO PLANNING COMMISSION
RESOLUTION**

RECOMMENDING APPROVAL OF THE DISANNEXATION OF SOUTHSIDE INITIATIVE AREAS 1 (WITH THE EXCEPTION OF A 532.59-ACRE PROPERTY KNOWN AS CROSSWINDS AT SOUTHLAKE SPECIAL IMPROVEMENT DISTRICT), 4, 6 AND 7 (THE SOUTHSIDE EXPANSION AREA)

* * * *

WHEREAS, upon disannexation, these Southside Initiative Areas consisting of approximately 35.6 square miles will revert to Extraterritorial Jurisdiction (ETJ) status and platting requirements from the Unified Development Code will continue to apply, and

WHEREAS, the City South Management Authority will have zoning jurisdiction, as well as plan amendment review in these areas, and

WHEREAS, the City Council will hold the first public hearing 2:30 p.m. on January 10, 2008 and the second public hearing on January 17, 2008 at 2:30 p.m. on this proposed disannexation of Southside Initiative Areas, and

WHEREAS, the Planning Commission held a public hearing on January 9, 2008 on the proposed disannexation of Southside Initiative Areas; **NOW THEREFORE:**

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

Section 1: Disannexation of the Southside Initiative Areas reference map and flow chart labeled "Exhibits A and B," is hereby recommended for APPROVAL to City Council.

PASSED AND APPROVED THIS 9TH DAY OF JANUARY 2008.

Murray Van Eman, Chairperson
City of San Antonio Planning Commission

Attest:

Executive Secretary
City of San Antonio Planning Commission

P/C AGENDA FOR January 9, 2008

| Item Number | Plat Name | Company | Owner Information |
|-------------|------------------------------|-------------------------------|--------------------------------|
| 5A & 6 | Stillwater Ranch Unit 1A | Civil Engineering Consultants | Imagine Built Homes LTD |
| 5B & 7 | Academy @ Military Crossing | Pape-Dawson Engineers | John L. Santikos |
| 8 | Heritage Oaks Unit 5 | Alamo Consulting Engineering | Morningwood Investments |
| 9 | Alamo Ranch U-44, PH 1A, PUD | Pape-Dawson Engineers | Pulte Homes of Texas, L.P. |
| 10 | Alamo Ranch U-44, PH 1B, PUD | Pape-Dawson Engineers | Pulte Homes of Texas, L.P. |
| 11 | Alamo Ranch U-32 Enclave | Pape-Dawson Engineers | Hanna/Magee, L.P. #1 |
| 12 | Lindsay Ranch Unit 1-A | Pape-Dawson Engineers | Foster Ridge Development, Inc. |
| 13 | Lindsay Ranch Unit 1-B | Pape-Dawson Engineers | Foster Ridge Development, Inc. |
| 14 | Sharp Care Animal Hospital | Martinez Engineering, Inc. | Brian C. Sharp, DVM |
| 15 | Cardiac Cath Lab | GE Reeves Engineering, Inc. | Dr. Guillermo A. Reyes |
| 16 | HI - LO | Goodwin Lassiter, Inc. | O'Reilly Automotive, Inc. |
| 17 | San Joaquin | Dye Enterprises | Filomena L. Gonzalez |
| 18 | | Pape-Dawson Engineers | Herbert L. Levin |
| 19 | | Pape-Dawson Engineers | Herbert L. Levin |
| 20 | | MBC Engineers | Port Authority of San Antonio |
| 21 | | Givler Engineering, Inc. | Dr. Martin T. Do |
| 22 | | Givler Engineering, Inc. | Dr. Martin T. Do |
| 23 | | Matkin-Hoover Engineering | Leon Springs Associates, LLC |
| | | | |